



REAL PROPERTY EVALUATION REPORTS

Texas Health and Human
Services Commission

For the
79th Legislature

Prepared by
Texas General Land Office
Jerry Patterson
Commissioner



September 1, 2005

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives
79th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Health and Human Services Commission.

This report is mandated by the Texas Natural Resources Code, Sections 31.157, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

Please contact me if you have any questions or would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Patterson", is written over a rectangular area.

JERRY PATTERSON
Commissioner, General Land Office

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AGENCY SUMMARY

Agency Summary

BACKGROUND-AUTHORITIES

House Bill 2292, 78th Legislature, Regular Session, 2003, dramatically changed the health and human services landscape in Texas, by consolidating 11 agencies including what was Texas Department Mental Health and Mental Retardation, Texas Department of Health, Texas Commission for the Blind and the Texas Health and Human Service Commission, that currently own real property. House Bill 2292 realigned the health and human services system to reassess the way health and human services are delivered. This bill created what is now called Texas Health and Human Services Commission (HHSC), and established four functional organizations under the HHSC umbrella, Department of Aging and Disability Services (DADS), Department of State Health Services (DSHS), Department of Family and Protective Services (DFPS), and Department of Assistive and Rehabilitative Services (DARS). The realignment should improve client access to services and the quality of those services; reduce administrative costs; strengthen accountability; and spend tax dollars more effectively. The stated mission of the HHSC is to provide the leadership and direction and to foster the spirit of innovation needed to achieve an efficient and effective health and human services system for Texans.

HHSC oversight and management resides with its Executive Commissioner that is Governor appointed and confirmed by the Senate. Each of the other four departments are managed by a commissioner appointed by the Executive Commissioner with approval of the Governor.

DADS assumes responsibility for some functions previously provided by the Texas Department of Aging, Texas Department of Human Services and assumes responsibility for the mental retardation services previously provided by the Texas Department of Mental Health and Mental Retardation. DARS assumes responsibility for all the programs previously provided by the Commission for the Blind, the commission for the Deaf and Hard of Hearing, the Interagency Council on Early Childhood Intervention, and the Rehabilitation Commission. DFPS continues the work of the former Department of Protective and Regulatory Services to protect children, adults who are older persons or have disabilities and are living at home or in-state facilities, and to license day-care homes, daycare centers, and registered family homes. It also manages community-based programs that prevent delinquency, abuse, neglect, and exploitation of Texas children. DSHS administers and regulates health, mental health, and substance abuse programs. It was formed as a consolidation of the Texas Department of Health, the Texas Commission on Alcohol and Drug Abuse, The Texas Health Care Information Council, and mental health services from the Texas Department of Mental Health and Mental Retardation.

REAL PROPERTY ASSETS

HHSC is attempting to divide its real estate assets along departmental lines as outlined above. However; there are several decisions

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currently under review by management with the final outcome anticipated at a later date. The uncertainty lies generally with what to do with several of the state centers as well as the agencies headquarters located at 45th Street and Lamar in Austin. What is known at this time is as follows:

- DADS will have all the state schools and group homes
- DSHS will have the state hospitals and former Department of Health facilities
- DARS will have the former Commission for the Blind facility
- DFPS will have no real estate assets

The General Land Office (GLO) reviewed 86 sites owned by health and human service agencies as part of the regular four-year evaluation process. Any agency-leased facilities are not part of this evaluation.

Geographic Locations and Asset Utilization

The following asset types comprise the largest groups now owned by health and human service agencies, and as such will be discussed separately.

State Hospitals

Two-thirds of the hospital sites are in rural locations or in community outskirts. Much of the underutilized or unused property is pastureland or terrain that is frequently subject to flooding. Minimal potential for alternative development of underutilized land exists on many of these sites other than for farming or ranching.

Improvements tend to be of a special design and nature for the needs of DSHS, and often limit market demand for the property due to the use specific architecture. Exceptions include the Austin State Hospital, Waco Center for Youth, and the San Antonio State Hospital, which have potential to be commercially developed. Often the most appropriate alternate uses for most of these facilities include public welfare or educational institutions, as well as recreational, housing or correctional facilities that require similar physical plants.

There are other issues affecting alternative use of a site such as deed restrictions for the sole purpose of limiting use for the public, or more specifically, for the care of the mentally retarded. Provisions may return title to the grantor if the state abandons a site for its specified purpose; alternate use or disposition would require releases from such restrictions. The presence of such restrictions are noted in individual site reports.

Some DSHS hospital operations do not occupy an entire tract. The unused parcels are, in some cases, legally unencumbered and physically suitable for development. GLO and the former owner MHMR worked together to identify and to seek alternative uses for their unused or underutilized property, it is assumed GLO and DSHS will enjoy the same relationship.

State Schools

DADS state schools are also considered to be limited use facilities as are the DSHS state hospitals. By nature of the design and development of the sites, alternate use is limited. Some of the sites do have underutilized areas; however, due to the locations and terrain, they generally can only be utilized for farming

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or ranching. Exceptions are the following state school sites: Austin, Lubbock, Abilene, Richmond, and Denton, although Richmond and Denton have floodplain issues. These properties are within developed areas and have greater potential for alternate use such as residential, commercial, light industrial, or other private uses. Other underutilized sites should be considered for alternate development including farming and ranching.

Group Homes and Residential Treatment Centers

DADS has a statewide network of group homes and habilitation centers that, with few exceptions, are leased to community MHMR centers. These sites are generally located within a neighborhood setting, in residential homes that have been modified to accommodate the center's consumers or have been built for that purpose. This type of treatment and care is used to foster independent living. Consumers receive vocational training and job skills training at the habilitation centers.

ANALYSIS AND RECOMMENDATIONS

Inventory Records

DSHS, DADS and DARS comply with all the requirements associated with Chapter 31, Subsection 154 of the Texas Natural Resources Code. All changes in inventory records are provided to the GLO on a timely basis.

Analysis

When evaluating a site, GLO analysts consider the agency's needs and projected uses, the facility's physical condition, analysis of appraisal findings, and existing market conditions. These

criteria are reflected in a recommendation to either retain for continued agency operations or a recommendation to sell or lease.

Recommendations for Group Homes/Habilitation Centers

Previous strategic plans and directives reflect a desire to deliver services through local agencies and organizations to the extent possible. The following tables reflect the GLO recommendations associated with DADS real property on a case-by-case basis. However, the recommendation can only reflect how assets are currently being utilized or what will occur with reasonable certainty in the future. HHSC/DADS controls a group of assets, group homes and habilitation centers, whose future use and need is being evaluated.

Today, some 15 years after the homes/centers came into being, alternate and more cost-effective ways of providing community mental retardation services have evolved. This evolution has negated the need for homes/centers in some communities. At the present, there are more occupied homes and centers than vacant ones. However, the trend indicates more will become vacant in the future. GLO analysis indicates these facilities are not underutilized at the present nor are they unused. In fact, many are currently leased to various local service providers. Presently, there are eight homes that are vacant and the GLO has recommended each be sold.

With regard to specific group homes and habilitation centers that are recommended for retention, the GLO is adopting this position:

While retention of this home (or center) is currently recommended, it is recognized

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that alternate means of providing community mental retardation services are becoming available. There may come a point when continued use of the home (or center) is no longer necessary. In order to reduce the state's continuing liability to maintain and repair the home (or center), the status of the home (or center) shall immediately change to "unused and recommended for transfer or sale", should the Department of Aging and Disability Services determine that the home (or center) is surplus to its ongoing needs. In addition to eliminating the state's maintenance and repair obligation, a sale of the home (or center) could provide a source of funds to pay the debt obligation that currently exists from the issuance of bonds used to acquire the home (or center) if TPFA (Texas Public Finance Authority) so requires.

Within the following pages, where group homes and habilitation centers are being recommended for retention, the essence of the above statement is summarized below:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

COMMENTS

Draft copies of this report were distributed to HHSC, and Texas Building and Procurement Commission (TBPC) for comments. Comments received from HHSC are included in the property evaluation reports. TBPC indicated it had no comments.

Table 1

HHSC Properties Recommended for Sale or Lease

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Recommended	Value of Acres Recommended
752	Abilene State School*	State School	State School/Com. or Res. Development	559.43	\$ 1,241,000	\$ 17,191,000	227.24	\$ 691,000
748	Austin State School Main Campus*	Austin State School	Mixed-Use Development	95.55	\$ 11,800,000	\$ 18,200,000	2.18	\$ 269,220
732	Big Spring State Hospital*	State Hospital	State Hospital/Com. or Res. Development	254.70	\$ 108,350	\$ 10,008,350	112.32	\$ 49,262
730	Brenham State School*	State School	Multi-Use Development and Current Use	198.27	\$ 1,291,000	\$ 9,291,000	49.57	\$ 322,766
2124	Burnet Post Oak St Group Home	Vacant	Residential Development	0.50	\$ 22,000	\$ 149,000	0.50	\$ 22,000
2140	Floresville Verbena Loop Group Home	Group Home	Group Home	0.35	\$ 12,500	\$ 183,300	0.35	\$ 12,500
2136	Georgetown Broken Spoke Tr Group Home	Vacant	Residential Development	0.22	\$ 27,000	\$ 161,000	0.22	\$ 27,000
2135	Georgetown Golden Oaks Dr Group Home	Vacant	Office or Residential Development	0.26	\$ 31,000	\$ 178,000	0.26	\$ 31,000
2097	Karnes County Tract	Vacant	Agricultural	514.98	\$ 232,000	\$ 232,000	514.98	\$ 232,000
761	Kerrville State Hospital*	State Hospital	Mixed Use	155.35	\$ 2,080,845	\$ 22,000,845	13.08	\$ 175,200
2137	Limestone County Habilitation Center	Vacant	Residential Development	0.37	\$ 6,900	\$ 115,000	0.37	\$ 6,900
2134	Lockhart Maple St Blake House Group Home	Vacant	Residential Development	0.60	\$ 31,000	\$ 121,000	0.60	\$ 31,000

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Table 1 Continued

HHSC Properties Recommended for Sale or Lease

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Recommended	Value of Acres Recommended
769	Lufkin State School*	State School	State School/Residential or Recreational	159.22	\$ 318,440	\$ 9,799,342	100.00	\$ 200,000
766	Mexia State School*	State School	State School/Agricultural Development	841.61	\$ 505,000	\$ 11,137,000	620.00	\$ 372,026
2224	Needville Male Behavioral Intervention Group Home*	Group Home	Residential Development	2.20	\$ 90,000	\$ 230,000	1.52	\$ 63,000
737	North Texas State Hospital - Wichita Falls Campus*	State Hospital	State Hospital/Sell Unused Portion	272.40	\$ 844,440	\$ 10,059,440	134.00	\$ 416,010
771	Richmond State School*	State School	HHSC Facility/Mixed Use Development	241.84	\$ 1,500,000	\$ 12,100,000	96.39	\$ 597,854
736	Center/South Texas Health Care System*	State Hospital	State Hospital/Sell Unused Portion	78.18	\$ 670,000	\$ 5,030,370	20.00	\$ 140,000
746	Rusk State Hospital*	State Mental Hospital	State Mental Hospital/Mixed Use	622.91	\$ 1,040,000	\$ 9,090,000	390.42	\$ 660,000
767	San Angelo State School*	State School	Medical/Residential Development	1,030.67	\$ 515,000	\$ 6,015,000	991.00	\$ 464,396
741	San Antonio State Hospital*	Hospital	Hospital/Commercial or Residential Development	472.82	\$ 3,245,000	\$ 31,105,000	123.72	\$ 1,185,000
2238	Seguin Alexander Rd Geriatric Group Home	Vacant	Residential Development	1.83	\$ 33,000	\$ 182,000	1.83	\$ 33,000
2233	Terrell 9th St Group Home*	Group Home	Residential Development	1.93	\$ 60,300	\$ 255,000	1.43	\$ 34,200
740	Terrell State Hospital*	Hospital	Hospital/Mixed-Use Development	671.15	\$ 14,695,458	\$ 14,000,000	521.11	\$ 520,000
2147	Vernon Vocational Center	Vacant	Commercial Development	0.30	\$ 9,500	\$ 92,000	0.30	\$ 9,500
745	Waco Center For Youth*	Waco Center for Youth	Waco Center for Youth/Sell Underutilized Portions	51.89	\$ 581,968	\$ 3,241,968	6.30	\$ 70,658
Total: 9 Sites + 17 Partial Sites				6,229.53	\$ 40,991,701	\$ 190,167,615	3,929.69	\$ 6,635,492

* *Partial Sites* - Value of acres recommended reflect the per acre value of the entire site from the original appraisal.
New appraisals must be obtained prior to the sale of specific tracts.

Table 2

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Retained	Value of Acres
752	Abilene State School*	State School	State School/ Com. or Res. Dev.	559.43	\$ 1,241,000	\$ 17,191,000	332.19	\$ 550,000
2153	Amarillo Camp Ln Group Home	Group Home	Residential	0.60	\$ 26,000	\$ 177,000	0.60	\$ 26,000
2106	Amarillo Cedar Creek Dr Group Home	Group Home	Residential	0.33	\$ 33,000	\$ 244,000	0.33	\$ 33,000
2107	Amarillo Club Meadow Dr Group Home	Group Home	Residential	0.25	\$ 25,000	\$ 244,000	0.25	\$ 25,000
789	Amarillo State Center	State Center	HHSC Facility	12.17	\$ 1,404,000	\$ 3,900,000	12.17	\$ 1,404,000
2145	Amarillo Van Tassel St Group Home	Group Home	Residential	0.26	\$ 26,000	\$ 198,000	0.26	\$ 26,000
2073	Arlington Glenbrook Group Home	Group Home	Residential	0.60	\$ 92,000	\$ 268,000	0.60	\$ 92,000
749	Austin State Hospital	Austin State Hospital	Mixed-use Development	139.29	\$ 22,026,513	\$ 40,200,000	139.29	\$ 22,026,513
748	Austin State School Main Campus*	Austin State School	Mixed-Use Development	95.55	\$ 11,800,000	\$ 18,200,000	93.37	\$ 11,530,780
786	Beaumont State Center - Hollywood Ave	State Center	State Center	1.96	\$ 157,167	\$ 226,845	1.96	\$ 157,167
787	Beaumont State Center Campus - Fannin St	State Center	State Center	13.08	\$ 1,282,000	\$ 2,809,000	13.08	\$ 1,282,000
2230	Big Spring Fordham St Group Home	Group Home	Residential	0.26	\$ 7,350	\$ 173,000	0.26	\$ 7,350
2229	Big Spring Hamilton St Group Home	Group Home	Residential	0.34	\$ 9,600	\$ 173,000	0.34	\$ 9,600
732	Big Spring State Hospital*	State Hospital	State Hospital/Com. or Res. Dev.	254.70	\$ 108,350	\$ 10,008,350	142.38	\$ 59,088
730	Brenham State School*	State School	Multi-Use Dev. and Current Use	198.27	\$ 1,291,000	\$ 9,291,000	148.70	\$ 968,234

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Table 2 Continued

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Retained	Value of Acres Retained
2248	Converse Administrative Office & Group Home	Administrative Office/Group Home	Administrative Office/Group Home	1.28	\$ 100,500	\$ 537,000	1.28	\$ 100,500
2108	Corpus Christi Calallen Dr Group Home	Group Home	Group Home	0.53	\$ 28,000	\$ 190,000	0.53	\$ 28,000
2141	Corpus Christi Castle Ridge Dr Group Home	Group Home	Group Home	0.91	\$ 55,500	\$ 190,000	0.91	\$ 55,500
768	Corpus Christi State School	State School	State School	103.97	\$ 1,144,000	\$ 7,369,000	103.97	\$ 1,144,000
1890	Criss Cole Rehabilitation Center	Rehabilitation Center for Visually Impaired	Office or Commercial Development	5.35	\$ 1,164,000	\$ 7,800,000	5.35	\$ 1,164,000
2071	Dalworthington California St Group Home	Group Home	Group Home	0.60	\$ 93,000	\$ 268,000	0.60	\$ 93,000
2131	Del Rio New Start Group Home	Group Home	Residential	0.29	\$ 22,000	\$ 144,000	0.29	\$ 22,000
784	Denton State School	State School	State School	187.72	\$ 3,900,000	\$ 28,800,000	187.72	\$ 3,900,000
2185	Denton State Vocational School	Regional Warehouse	Vocational Building	2.15	\$ 257,000	\$ 923,000	2.15	\$ 257,000
783	El Paso State Center	State Center	Residential Development	20.00	\$ 400,000	\$ 3,831,000	20.00	\$ 400,000
2157	Forest Hill Shamrock Ln Group Home	Group Home	Residential	1.13	\$ 12,800	\$ 123,000	1.13	\$ 12,800
2162	Fort Worth Meaders St Group Home	Group Home	Group Home	2.16	\$ 56,000	\$ 255,000	2.16	\$ 56,000
2072	Fort Worth Sandy Ln Group Home	Group Home	Residential	2.20	\$ 135,000	\$ 317,000	2.20	\$ 135,000
2076	Fort Worth Williams Rd Group Home	Group Home	Residential	1.01	\$ 62,000	\$ 257,000	1.01	\$ 62,000
2247	Groesbeck Jane St Group Home #2	Group Home	Residential	0.30	\$ 3,000	\$ 120,000	0.30	\$ 3,000
2143	Groesbeck Parkside Dr Group Home	Group Home	Group Home	0.37	\$ 3,600	\$ 135,000	0.37	\$ 3,600
1585	Health Department Headquarters and the Moreton Building	Offices and Laboratory	HHSC Headquarters	22.68	\$ 3,500,000	\$ 62,000,000	22.68	\$ 3,500,000
792	HHSC 45th St Headquarters	HHSC Central Office	Office or Commercial Development	8.78	\$ 2,300,000	\$ 4,000,000	8.78	\$ 2,300,000
761	Kerrville State Hospital*	State Hospital	Mixed Use	155.35	\$ 2,080,845	\$ 22,000,845	142.27	\$ 1,905,545
2155	Laredo Columbia Dr Group Home	Group Home	Group Home	0.30	\$ 45,000	\$ 160,000	0.30	\$ 45,000
2133	Laredo Los Ebanos Dr Group Home	Group Home	Residential	0.25	\$ 50,000	\$ 175,000	0.25	\$ 50,000
2132	Laredo Pine St Group Home	Group Home	Residential	0.28	\$ 48,000	\$ 162,000	0.28	\$ 48,000
688	Laredo State Center	State Center	State Center	14.23	\$ 3,600,000	\$ 6,300,000	14.23	\$ 3,600,000
2232	Leon Valley Linkside Dr Group Home	Group Home	Residential	0.36	\$ 35,000	\$ 183,000	0.36	\$ 35,000
2240	Lubbock Psychiatric Site	Psychiatric Hospital	Psychiatric Hospital	8.00	\$ 22,000	\$ 2,417,000	8.00	\$ 22,000
731	Lubbock State School	State School	State School	226.14	\$ 678,000	\$ 10,048,000	226.14	\$ 678,000
769	Lufkin State School*	State School	State School/Res. or Rec.	159.22	\$ 318,440	\$ 9,799,342	59.22	\$ 118,440
2125	Marlin Foster St Group Home	Group Home	Residential	0.84	\$ 10,000	\$ 125,000	0.84	\$ 10,000
2139	Marlin Robert E. Lee Dr Group Home	Group Home	Residential	0.25	\$ 3,800	\$ 130,000	0.25	\$ 3,800
766	Mexia State School*	State School	State School/Agri. Development	841.61	\$ 505,000	\$ 11,137,000	221.61	\$ 132,974
2130	Monahans New Start Group Home	Group Home	Residential	0.45	\$ 21,200	\$ 117,800	0.45	\$ 21,200
2156	Needville Female Behavioral Intervention Group Home	Group Home	Residential	0.67	\$ 27,000	\$ 230,000	0.67	\$ 27,000
2224	Needville Male Behavioral Intervention Group Home*	Group Home	Residential Development	2.20	\$ 90,000	\$ 230,000	0.68	\$ 27,000
791	North Texas State Hospital - Vernon Campus	State Hospital	State Hospital	65.32	\$ 52,000	\$ 13,475,000	65.32	\$ 52,000
737	North Texas State Hospital - Wichita Falls Campus*	State Hospital	State Hospital/Sell Unused Portion	272.40	\$ 844,440	\$ 10,059,440	138.40	\$ 428,430
2259	Paris 35th St Group Home	Group Home	Residential	0.26	\$ 10,500	\$ 105,000	0.26	\$ 10,500
2234	Paris Kessler St Group Home	Group Home	Residential	0.50	\$ 17,500	\$ 125,000	0.50	\$ 17,500
2169	Port Arthur Community Facility	Community Facility	Community Facility	2.76	\$ 81,785	\$ 1,104,725	2.76	\$ 81,785
2126	Richmond Behavioral Treatment Center	Treatment Center	Treatment Center	26.81	\$ 188,000	\$ 925,500	26.81	\$ 188,000
771	Richmond State School*	State School	HHSC Facility/Mixed Use Development	241.84	\$ 1,500,000	\$ 12,100,000	145.45	\$ 902,146
736	Rio Grande State Center/South Texas Health Care System*	State Hospital	State Hospital/Sell Unused Portion	78.18	\$ 670,000	\$ 5,030,370	58.18	\$ 530,000

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Table 2 Continued

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Retained	Value of Acres Retained
2146	Rusk East 4th St Group Home	Group Home	Residential	0.54	\$ 5,000	\$ 100,000	0.54	\$ 5,000
2129	Rusk Sharon St Group Home	Group Home	Residential	1.00	\$ 7,800	\$ 100,000	1.00	\$ 7,800
746	Rusk State Hospital*	State Mental Hospital	State Mental Hospital/Mixed Use	622.91	\$ 1,040,000	\$ 9,090,000	232.48	\$ 380,000
2231	SA Calm Lake Dr Barrier Free Group Home #1	Group Home	Residential	0.55	\$ 38,000	\$ 141,200	0.55	\$ 38,000
2289	SA Eisenhower Rd Barrier Free Group Home #2	Group Home	Residential	0.30	\$ 47,700	\$ 243,000	0.30	\$ 47,700
767	San Angelo State School*	State School	Med./Res. Development	1,030.67	\$ 515,000	\$ 6,015,000	95.67	\$ 50,604
741	San Antonio State Hospital*	Hospital	Hospital/Com. or Res. Development	472.82	\$ 3,245,000	\$ 31,105,000	349.10	\$ 2,060,000
2154	Seminole Vocation and Education Center	Vocation and Educational Facility	Vocational and Education Facility	0.48	\$ 21,000	\$ 94,000	0.48	\$ 21,000
2128	Seymour Vocational Center	Vocational Center	Commercial Development	0.69	\$ 15,750	\$ 92,000	0.69	\$ 15,750
2227	Sweetwater Town Creek Dr Group Home	Group Home	Residential	0.37	\$ 1,300	\$ 78,000	0.37	\$ 1,300
2160	Teague Ash St Group Home	Group Home	Group Home	0.32	\$ 5,000	\$ 170,000	0.32	\$ 5,000
2233	Terrell 9th St Group Home*	Group Home	Residential Development	1.93	\$ 60,300	\$ 255,000	0.50	\$ 26,100
2261	Terrell Park St Group Home	Group Home	Residential	0.37	\$ 18,000	\$ 195,000	0.37	\$ 18,000
740	Terrell State Hospital*	Hospital	Hospital/Mixed-Use Development	671.15	\$ 14,695,458	\$ 14,000,000	150.04	\$ 14,000,000
2127	Vernon Paradise St Family Visitor Home	Group Home	Residential	0.61	\$ 12,750	\$ 173,000	0.61	\$ 12,750
745	Waco Center For Youth*	Waco Center for Youth	Waco Center for Youth/Sell Underutilized Portions	51.89	\$ 581,968	\$ 3,241,968	45.59	\$ 511,310
2159	Waxahachie Johnston Blvd Group Home	Group Home	Residential	0.54	\$ 20,000	\$ 215,000	0.54	\$ 20,000
2161	Waxahachie Joseph St Group Home	Group Home	Residential	0.29	\$ 20,000	\$ 210,000	0.29	\$ 20,000
2142	Waxahachie West Parks Ave Group Home	Group Home	Residential	0.59	\$ 23,000	\$ 215,000	0.59	\$ 23,000
2158	Waxahachie West Royal St Group Home	Group Home	Residential	0.37	\$ 25,000	\$ 225,000	0.37	\$ 25,000
2144	Wortham Twin Circle Dr Group Home	Group Home	Group Home	0.34	\$ 3,750	\$ 152,000	0.20	\$ 3,750
Total: 60 Sites + 17 Partial Sites				6,595.47	\$ 84,065,666	\$ 392,812,385	3,241.04	\$ 77,659,516

* Partial Sites - Value of acres recommended reflect the per acre value of the entire site from the original appraisal. New appraisals must be obtained prior to the sale of specific tracts.

EVALUATION REPORTS

**PROPERTIES RECOMMENDED FOR
SALE OR LEASE**

GLO ID#: 752

Abilene State School

Location:

2501 Maple St, Abilene, Taylor County, Texas

Legal Description:

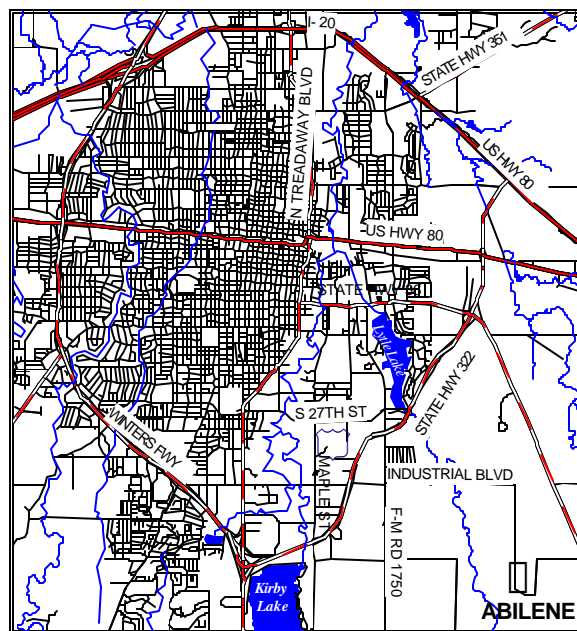
Volume 14 Page 127 Taylor County Deed Records

Encumbrances

Physical Cemetery on the Property

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:4/5/2005	Acres: 559.43	Bldgs.:96	Bldg. Area:630,507 sq. ft.
Sen. Dist.:24	Rep. Dist.:71	FAR: 0.03%	Building Value: \$15,950,000
% in Floodplain: 0%	Slope:Moderate		Improvement Value: \$0
Zoning:Agriculture		Land Value: \$1,241,000	
Frontage:Maple St		Total Market Value: \$17,191,000	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Vacant, Commercial, Industrial			
Current Use:State School			
Highest and Best Use:State School/Commercial or Residential Development			
Agency Projected Use:State School			

Analysis

HHSC - DADS uses this site as the Abilene State School. The main campus and a newly dedicated park area are situated on 338.55 acres (Parcel A). Approximately 218 acres (Parcels B, C, and D) are encumbered by various grazing leases, additionally, Parcel C contains a city fire station built on leased property. GLO sold 14 unused acres in FY 2004. Parcel E is a 10-acre cemetery. The school is located in southeastern Abilene within easy access to schools, churches, businesses, hospitals and shopping. It has road frontage on four sides and all city utilities are in place. Surrounding land use is primarily residential, vacant, commercial and industrial.

The appraisal indicates the highest and best use is to retain 332.19 acres for the main campus, cemetery, and park area. DADS should explore the possibility of a mixed-use or alternate-use development for the remaining approximately 227.24 acres. The grazing leases are considered an interim use. This particular area has experienced growth in the past few years. This was presented on the 2001 Governor's Report and was not disapproved. Parcel D and the portion of Parcel C that are not encumbered by the lease to the city, are under contract to a private party and are being scheduled to close. Parcel B is still recommended for sale.

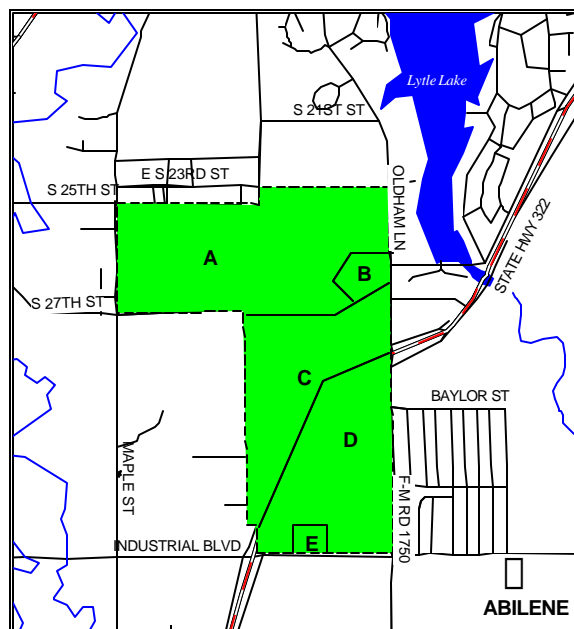
GLO Recommendation:

Retain approximately 332.19 acres (Parcels A and E) for continued agency use, Sell approximately 227.24 acres (Parcels B, C and D) of unused land.

Agency Comments:

None

Site Map



GLO ID#: 748

Austin State School Main Campus

Location:

35th St and Mopac, Austin, Travis County,
Texas

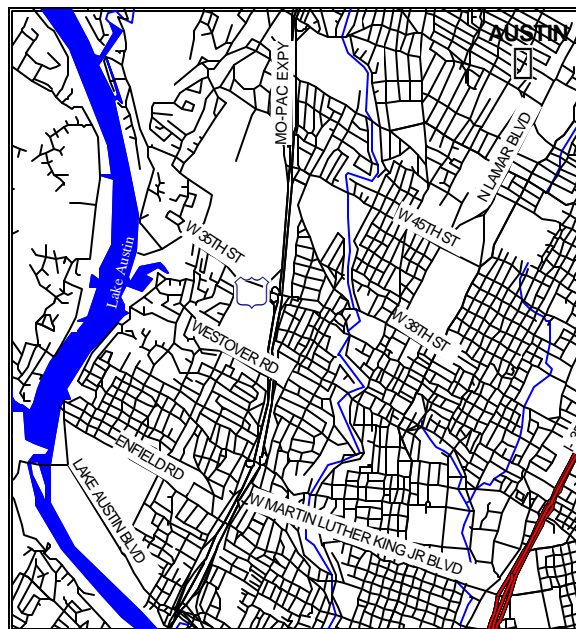
Legal Description:

Volume 286 Page 230 Travis County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: 10/20/2004	Acres: 95.55	Bldgs.:65	Bldg. Area:536,233 sq. ft.
Sen. Dist.:14	Rep. Dist.:49	FAR: 0.13%	Building Value: \$6,400,000
% in Floodplain: 0%	Slope:Moderate		Improvement Value: \$0
Zoning:Unzoned		Land Value: \$11,800,000	
Frontage:West 35th St, MoPac		Total Market Value: \$18,200,000	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Military, Commercial			
Current Use:Austin State School			
Highest and Best Use:Mixed-Use Development			
Agency Projected Use:Austin State School			

Analysis

HHSC - DADS currently uses this 95.55-acre site as a state school to accommodate 65 buildings to provide services to consumers with mental retardation. It is located at the southwest corner of 35th St and MoPac in Austin. Surrounding land uses include residential, commercial and military tracts. This site is in a highly desirable area of Austin resulting in rising land values.

The appraisal indicates the subject's land value is higher than the existing improvements value. There is considerable pressure for residential and commercial development. GLO recommends the site be retained for agency use as long as it is needed, or until funding is appropriated to relocate the facility. A master land-use plan should be prepared that would maximize the value. GLO recommends that the main campus containing 93.37 acres (Parcel A) be retained for continued agency operations. The Commissioner's residence on 2.18 acres (Parcel B) was declared surplus by the TDMHMR Board in 2004 and will be sold. GLO concurs with that decision.

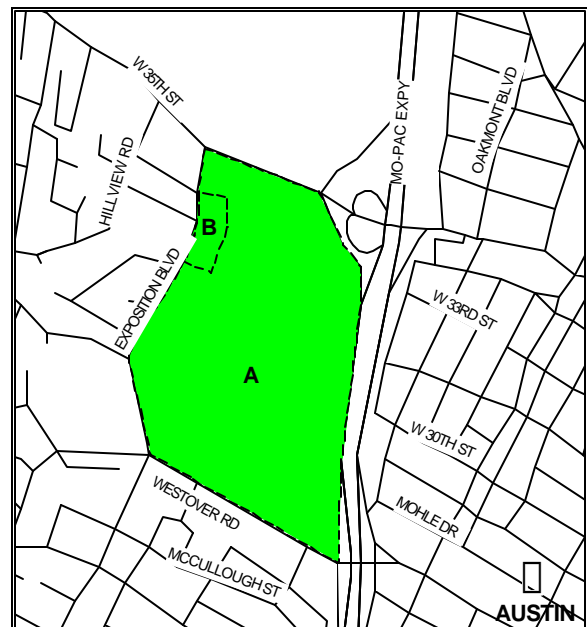
GLO Recommendation:

Retain 93.37 acres (Parcel A) for continued agency operations, dispose of the Commissioner's residence on 2.18 acres (Parcel B).

Agency Comments:

None

Site Map



GLO ID#: 732

Big Spring State Hospital

Location:

Hwy 87 one quarter mile north of IH 20, Big Spring, Howard County, Texas

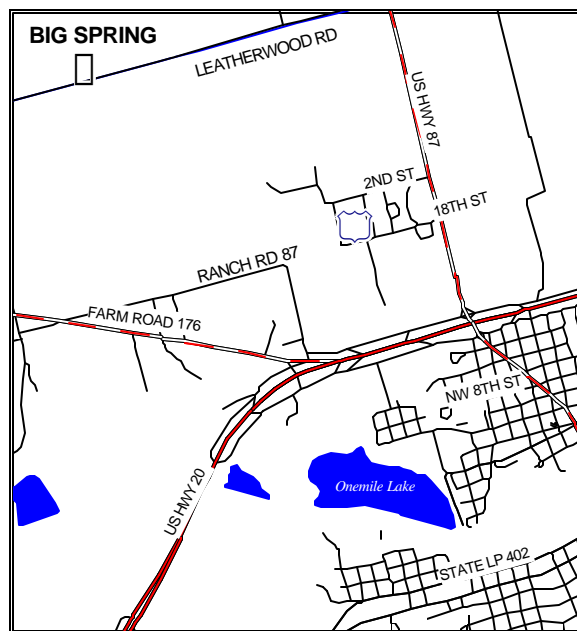
Legal Description:

Vol 99 Pg 165 Vol 99 Pg 390 Vol 100 Pg 157 Vol 476 Pg 571 Howard County Deed Records

Encumbrances

Physical Cemetery on the Property

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/13/2005	Acres: 254.70	Bldgs.:59	Bldg. Area:356,543 sq. ft.
Sen. Dist.:31	Rep. Dist.:85	FAR: 0.03%	Building Value: \$9,900,000
% in Floodplain: 0%	Slope:Moderate		Improvement Value: \$0
Zoning:Industrial		Land Value: \$108,350	
Frontage:Hwy 87, Hwy 20		Total Market Value: \$10,008,350	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Commercial, Agricultural, Vacant			
Current Use:State Hospital			
Highest and Best Use:State Hospital/Commercial or Residential Development			
Agency Projected Use:State Hospital			

Analysis

HHSC - DSHS operates this site as a state hospital facility north of the City of Big Spring. It is located on Hwy 87. Surrounding land use is commercial, vacant and agricultural. The population of Big Spring has increased only slightly, indicating a slow growth pattern. Expectations for the future are modest.

The appraisal indicates the main campus is being used appropriately. The recommended acreage for retention is approximately 142.38 acres (Parcel A and B). The 3.55 acres containing the recycle facility (Parcel C) and the 104 acre ranch facility (Parcel D) as well as a non-contiguous tract of 4.77 acres located in the Silver Heels Subdivision in southeast Big Spring, should continue to be marketed.

This acreage was included on the 1999 Governors Report and not disapproved.

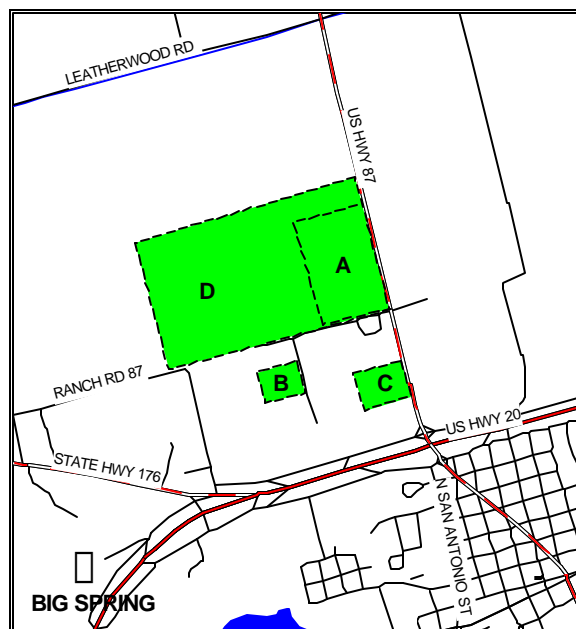
GLO Recommendation:

Retain Parcel A and B containing approximately 142.38 acres comprised of the main campus, recycling facility and cemetery. GLO recommends the remaining 112.32 acres (Parcel C and D) be sold or leased.

Agency Comments:

DSHS only supports the recommendation to sell the 3.55 acres in Parcel C if the proceeds are used to construct a replacement recycle facility on the main campus.

Site Map



GLO ID#: 730

Brenham State School

Location:

4001 Hwy 36, Brenham, Washington County,
Texas

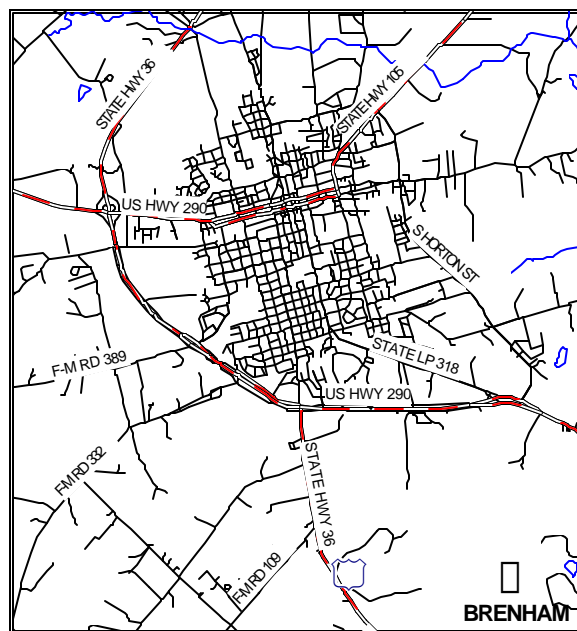
Legal Description:

Volume 300 Page 82 Washington County Deed
Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..1/21/2005	Acres: 198.27	Bldgs.:31	Bldg. Area:356,491 sq. ft.
Sen. Dist.: ... 18	Rep. Dist.: ... 13	FAR: 0.04%	Building Value: \$8,000,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Commercial	Land Value:		\$1,291,000
Frontage:Hwy 36	Total Market Value:		\$9,291,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Residential, Commercial			
Current Use:State School			
Highest and Best Use:Multi-Use Development and Current Use			
Agency Projected Use:State School			

Analysis

HHSC - DADS currently uses this 198.27-acre site to accommodate a state school facility. The property is located on Hwy 36 on the south side of the city of Brenham. Parcel A, containing approximately 49.57 acres, is located on the west side of the tract with frontage on Hwy 36. Parcel B contains approximately 148.7 acres and is improved with 31 buildings, landscaping and parking. Surrounding land uses include agricultural, residential and commercial tracts.

Parcel A is unused by the school and can easily be segregated from the remainder of the tract. This tract is underutilized and should be sold or leased.

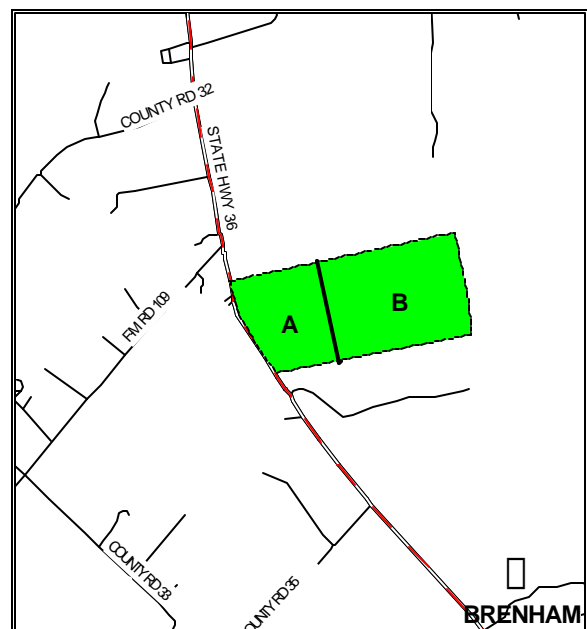
GLO Recommendation:

Retain Parcel B for continued agency operations. Sell or lease Parcel A containing 49.57 acres.

Agency Comments:

None

Site Map



GLO ID#: 2124

Burnet Post Oak St Group Home

Location:

100 East Post Oak St, Burnet, Burnet County, Texas

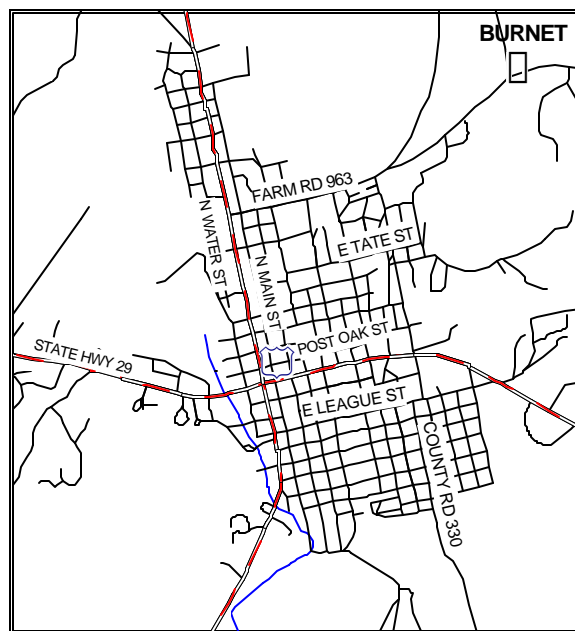
Legal Description:

Volume 35 Page 128 Burnet County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:2/1/2005	Acres: 0.50	Bldgs.:1	Bldg. Area: 21,668 sq. ft.
Sen. Dist.:24	Rep. Dist.:54	FAR: 0.11%	Building Value: \$127,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Residential	Land Value:		\$22,000
Frontage:East Post Oak St, North Main St	Total Market Value:		\$149,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial			
Current Use:Vacant			
Highest and Best Use:Residential Development			
Agency Projected Use:Sell			

Analysis

This group home located in Burnet was used to provide assisted living arrangements for the mentally handicapped client. Presently the building is vacant. The property is a four-bedroom, ADA-compliant home and is adequately maintained. Surrounding land use is residential and commercial.

The appraisal indicates the highest and best use for this property as improved is residential development. The economy of the City of Burnet and Burnet County is steady to slightly increasing. GLO recommends sale of this vacant site.

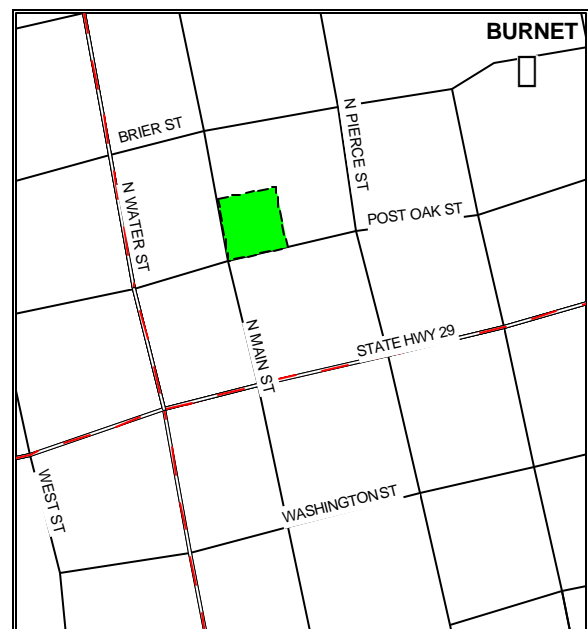
GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 2140

Floresville Verbena Loop Group Home

Location:

1006 Verbena Loop, Floresville, Wilson County, Texas

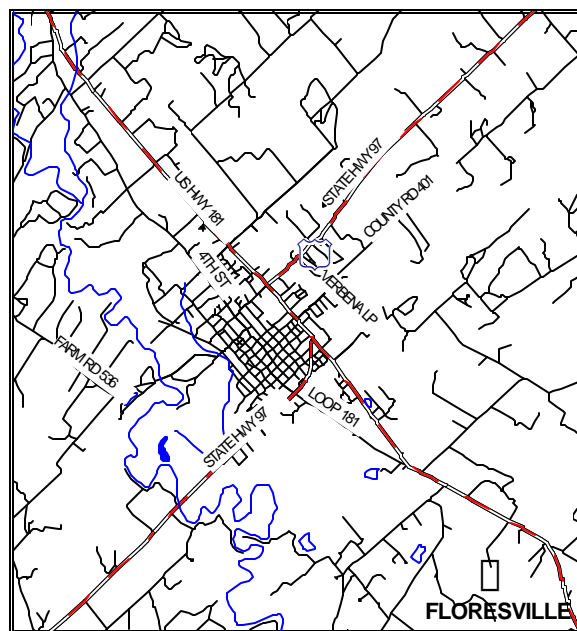
Legal Description:

Volume 4 Page 14 Wilson County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 0.35	Bldgs.:1	Bldg. Area: 3,160 sq. ft.
Sen. Dist.:21	Rep. Dist.:44	FAR: 0.21%	Building Value: \$170,800
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Residential	Land Value:		\$12,500
Frontage:Verbena Loop	Total Market Value:		\$183,300
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Vacant			
Current Use:Group Home			
Highest and Best Use:Group Home			
Agency Projected Use:Sell			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS currently uses this site to accommodate a group home facility. However, it has been identified as a site that will soon be vacated. It is located on Verbena Loop Rd in the northeast quadrant of the city of Floresville. The site is improved with a typical group home. Surrounding land uses are vacant and residential sites.

The appraisal indicates the highest and best use is residential to include the current use. Wilson County is one of the fastest growing counties in Texas due to the proximity to San Antonio. The subject is well located and near major shopping areas and restaurants. The growth pattern is directly related to the economy of the San Antonio metropolitan statistical area.

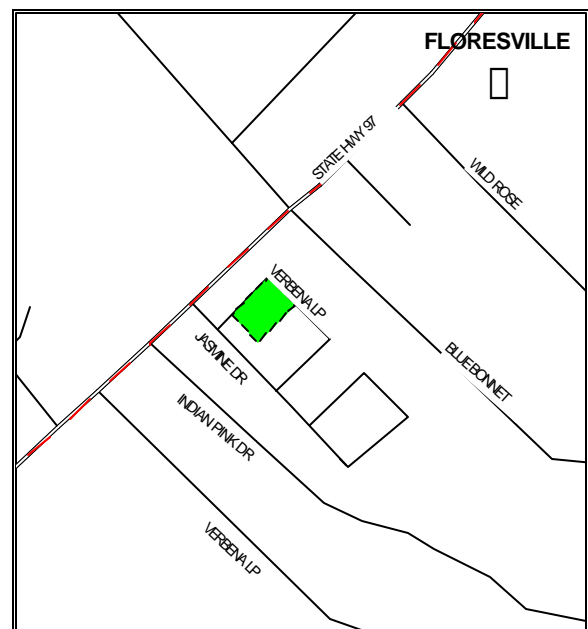
GLO Recommendation:

Sell if the home becomes vacant.

Agency Comments:

None

Site Map



Texas Health and Human Services Commission

Texas General Land Office

GLO ID#: 2136

Georgetown Broken Spoke Tr Group Home

Location:

3207 Broken Spoke Tr, Georgetown,
Williamson County, Texas

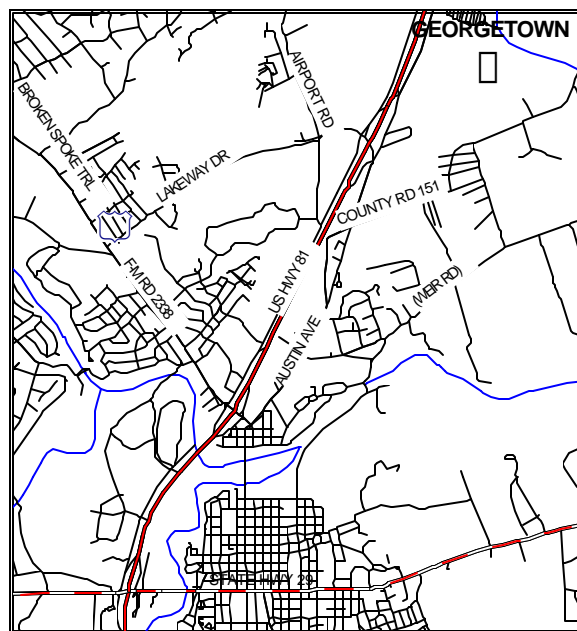
Legal Description:

Cabinet C/Slide 368 Williamson County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date:9/1/2004	Acres: 0.22	Bldgs.:1	Bldg. Area: 2,066 sq. ft.
Sen. Dist.:5	Rep. Dist.:20	FAR: 0.22%	Building Value: \$134,000
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Residential		Land Value:	\$27,000
Frontage:Broken Spoke Tr		Total Market Value:	\$161,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial, Recreational			
Current Use:Vacant			
Highest and Best Use:Residential Development			
Agency Projected Use:Sell			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS used this now vacant building on Broken Spoke Tr in Georgetown as a group home. It is improved with a group residence in good condition and in concert with the neighborhood. Neighborhood zoning is single-family residential. Surrounding land use is residential, office, recreational and commercial.

The appraisal indicates the highest and best use is for residential development. Market values in Georgetown are on the increase due to growth, the close proximity to Austin, and relocation of industry to the area. Economic conditions are good and continued growth is expected. GLO recommends sale of this vacant site.

GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



Texas Health and Human Services Commission

Texas General Land Office

GLO ID#: 2135

Georgetown Golden Oaks Dr Group Home

Location:

113 Golden Oaks Dr, Georgetown,
Williamson County, Texas

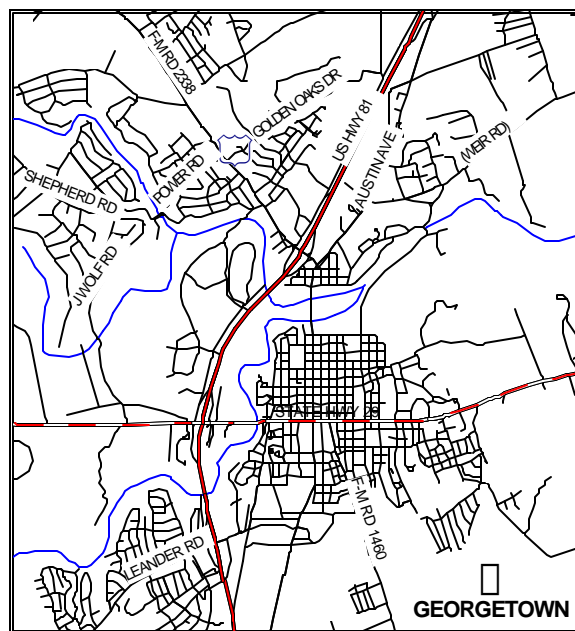
Legal Description:

Volume 2066 Page 899 Williamson County Deed
Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:9/1/2004	Acres: 0.26	Bldgs.:1	Bldg. Area: 2,281 sq. ft.
Sen. Dist.:5	Rep. Dist.:20	FAR: .. 0.2%	Building Value: \$149,000
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Office		Land Value:	\$31,000
Frontage:Golden Oaks Dr, Dawn Dr		Total Market Value:	\$178,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Commercial, Residential			
Current Use:Vacant			
Highest and Best Use:Office or Residential Development			
Agency Projected Use:Sell			

Analysis

HHSC-DADS used this now vacant building in Georgetown on Golden Oaks Dr as a group home for geriatric care. Zoning for this site is RM-3 or Office and Service Use. Surrounding land use is primarily residential and commercial.

The appraisal indicates the highest and best use is residential development. Market values in Georgetown are on the increase due to growth and the close proximity to Austin. Economic conditions are good and more growth is expected. GLO recommends sale of this vacant site.

GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 2097

Karnes County Tract

Location:

FM 1344 just north of FM 791, Falls City,
Karnes County, Texas

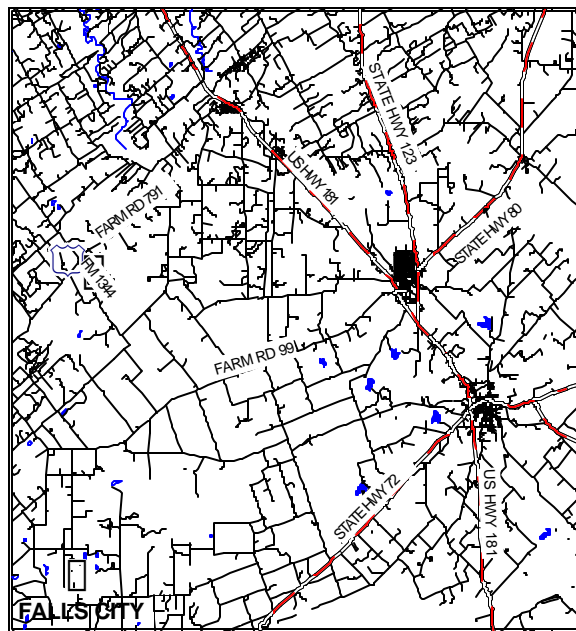
Legal Description:

Volume 616 Page 770 Karnes County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
 Easements: None



Location Map

Appraisal Date: ..9/28/2004	Acres: 514.98	Bldgs.:0	Bldg. Area: 0 sq. ft.
Sen. Dist.:21	Rep. Dist.:35	FAR:. 0.0%	Building Value: \$0
% in Floodplain: 0%	Slope:Moderate		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$232,000
Frontage:FM 1344			Total Market Value: \$232,000
Utilities:	Electricity, Water Well, Septic Tank		
Surrounding Uses:	Residential, Agricultural, Vacant		
Current Use:	Vacant		
Highest and Best Use:	Agricultural		
Agency Projected Use:	Sell		

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DSHS owns this site in Karnes County. It is located on FM 1344 just north of FM 791 near Falls City, south of San Antonio. A uranium mill site was located on the property in the 1940s and emitted low level radiation. A cooperative agreement was signed in 1987 between the US Department of Energy (DOE) and the State of Texas for the purpose of cleaning the contaminated property. The DOE agreed to pay 90% of the acquisition and clean up costs, and the state agreed to pay the remaining 10%. The tract was remediated in 1997 and is now reportedly free of any contamination. As agreed upon, the proceeds will be split on a DOE - 90% State - 10% basis. Legislation was obtained by House Bill 664 in 1999 authorizing the sale.

The appraisal indicates the highest and best use is for agricultural purposes. The site is in a very rural area on the northwest side of the county where limited development has occurred. The tract has good road frontage and now is in improved grasses. GLO has obtained the necessary approval to sell the site. The previous owners refused the first right of purchase and it was offered in a sealed bid sale. There was a successful bid and this tract is scheduled to close before the end of the fiscal year.

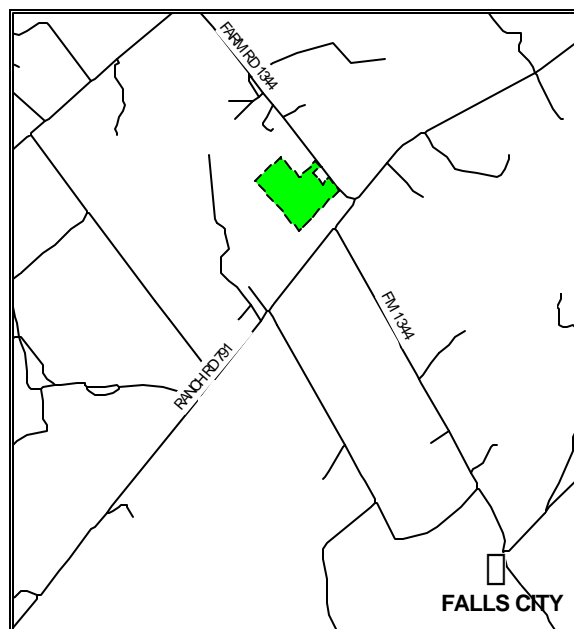
GLO Recommendation:

Sell this site.

Agency Comments:

None

Site Map



GLO ID#: 761

Kerrville State Hospital

Location:

721 Thompson Dr, Kerrville, Kerr County,
Texas

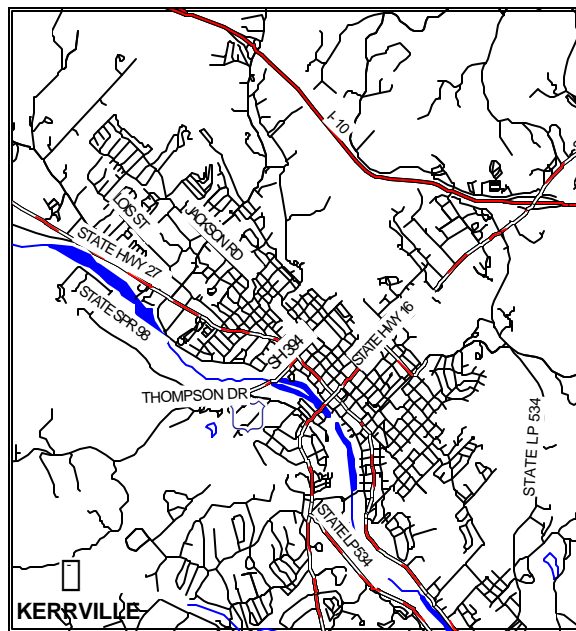
Legal Description:

Volume 60 Page 388 Kerr County Deed Records

Encumbrances

Physical Floodplain

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility



Location Map

Appraisal Date:9/8/2004	Acres: 155.35	Bldgs.:50	Bldg. Area:414,487 sq. ft.
Sen. Dist.:24	Rep. Dist.:53	FAR: 0.07%	Building Value: \$19,920,000
% in Floodplain: 5%	Slope:Moderate	Improvement Value:	\$0
Zoning:Residential	Land Value:	\$2,080,845	
Frontage:Thompson Dr, Sheppard-Rees Rd	Total Market Value:	\$22,000,845	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial			
Current Use:State Hospital			
Highest and Best Use:Mixed Use			
Agency Projected Use:State Hospital/Sell Unused Portion			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DSHS currently uses this site to accommodate a state hospital. It is located on Thompson Dr on the southwest edge of Kerrville. It is comprised of approximately 155.35 acres and is improved with 50 buildings, surface parking area, roads, landscaping and fencing. The surrounding land use is residential and commercial.

It is recommended retaining Parcels A and B containing the main campus, and an outbuilding and warehouse for continued agency use. There is a deed restriction precluding any other use on the main campus. Parcel C and D containing 13.08 acres are considered unused and should be sold. The subject is in an attractive location with excellent access and close to town. The PSF recently purchased a 128.7 acre tract of the previously approved unused acreage.

This tract was included on the 1999 Governors Report and not disapproved.

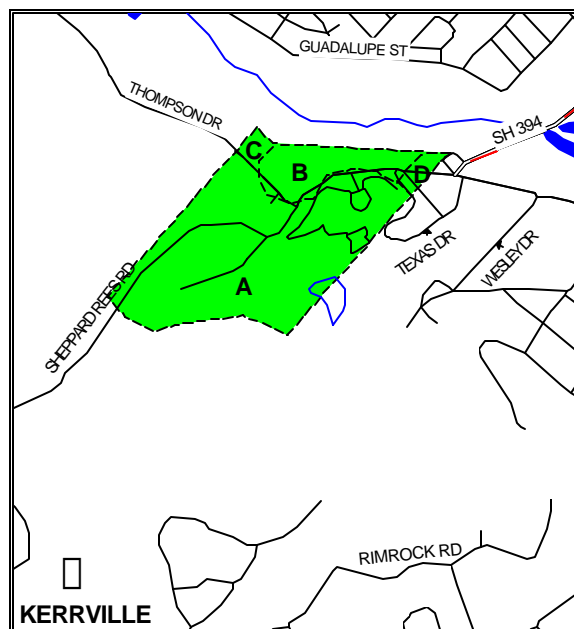
GLO Recommendation:

Retain Parcel A and B containing approximately 142.27 acres for agency operations. Sell the unused/underutilized Parcels C and D containing approximately 13.08 acres.

Agency Comments:

None

Site Map



Texas Health and Human Services Commission

Texas General Land Office

GLO ID#: 2137

Limestone County Habilitation Center

Location:

206 East Rusk St, Mexia, Limestone County, Texas

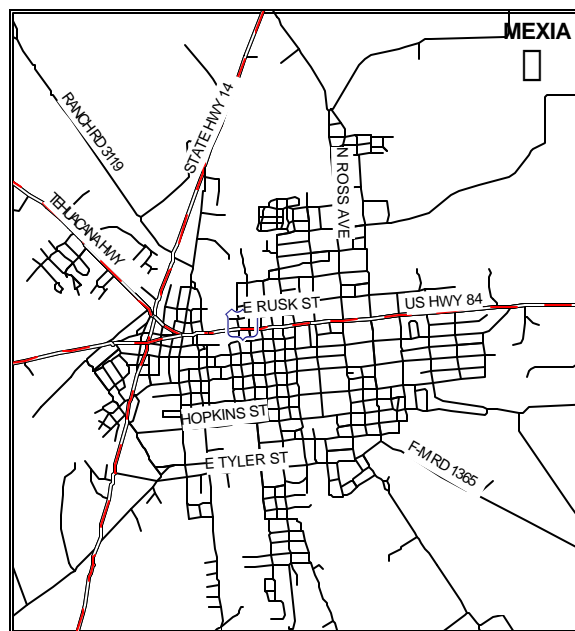
Legal Description:

Volume 851 Page 143 Limestone County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/11/2004	Acres: 0.37	Bldgs.:1	Bldg. Area: 2,743 sq. ft.
Sen. Dist.:5	Rep. Dist.:8	FAR: 0.16%	Building Value: \$108,100
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Unzoned		Land Value:	\$6,900
Frontage:East Rusk St, Sherman St		Total Market Value:	\$115,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Vacant		
Highest and Best Use:	Residential Development		
Agency Projected Use:	Sell		

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS utilized this site on East Rusk St in Mexia as a habilitation center. The building is now vacant. GLO feels that the site is underutilized and should be sold. There are no recorded deed restrictions to prevent this action. Surrounding land use is residential and commercial.

The appraisal indicates highest and best use is for residential use. The subject is in an older residential area adjoining a commercial area. Growth in Mexia is considered moderate.

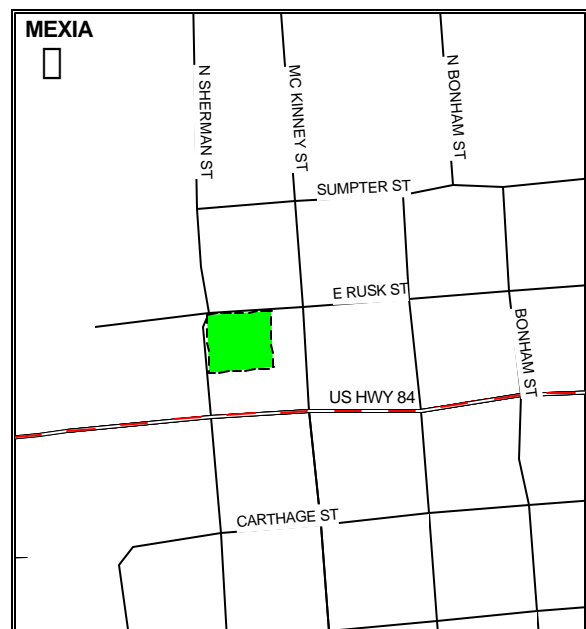
GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 2134

Lockhart Maple St Blake House Group Home

Location:

1114 Maple St, Lockhart, Caldwell County,
Texas

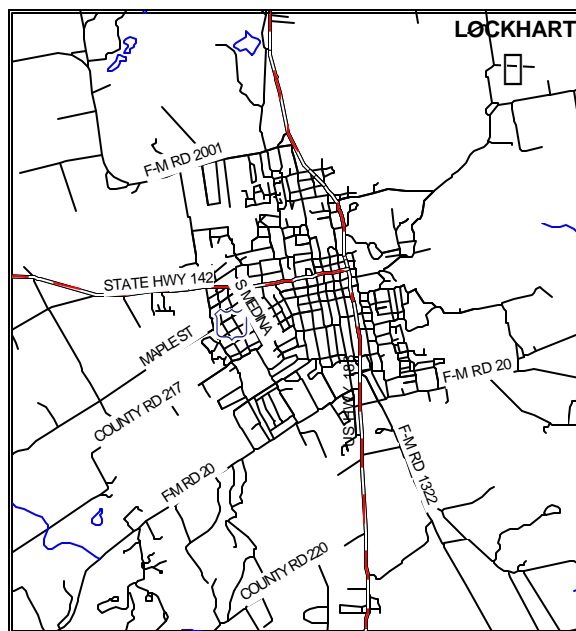
Legal Description:

Lots 2 & 3, Block 4 Trammels Revised First Addition
Caldwell County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:2/3/2005	Acres: 0.60	Bldgs.:2	Bldg. Area: 2,559 sq. ft.
Sen. Dist.:18	Rep. Dist.:45	FAR: 0.10%	Building Value: \$90,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Residential	Land Value:		\$31,000
Frontage:Maple St	Total Market Value:		\$121,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential			
Current Use:Vacant			
Highest and Best Use:Residential Development			
Agency Projected Use:Sell			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS used this site in Lockhart as a geriatric group home. Currently, the building is vacant. It is located in an older established residential neighborhood. There are two structures, the main house and a guest house attached by a breezeway. Surrounding land use is primarily residential.

The appraisal indicates highest and best use is for residential development. Lockhart is experiencing modest growth and the real estate market is fairly active. GLO recommends sale of this vacant site.

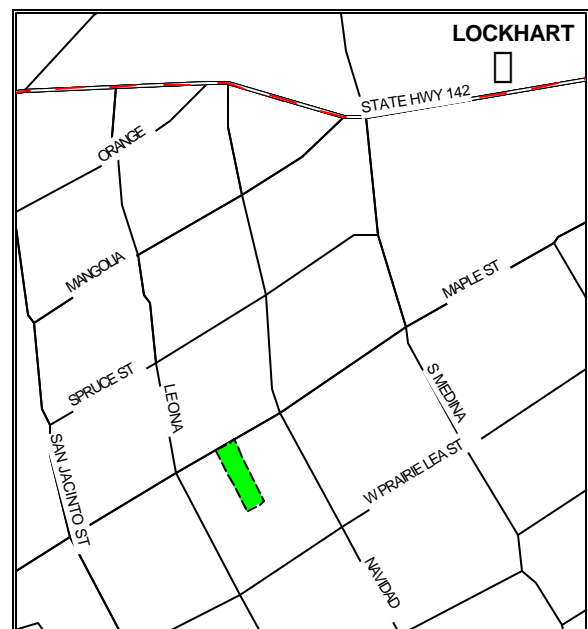
GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 769

Lufkin State School

Location:

Hwy 69 North, Lufkin, Angelina County, Texas

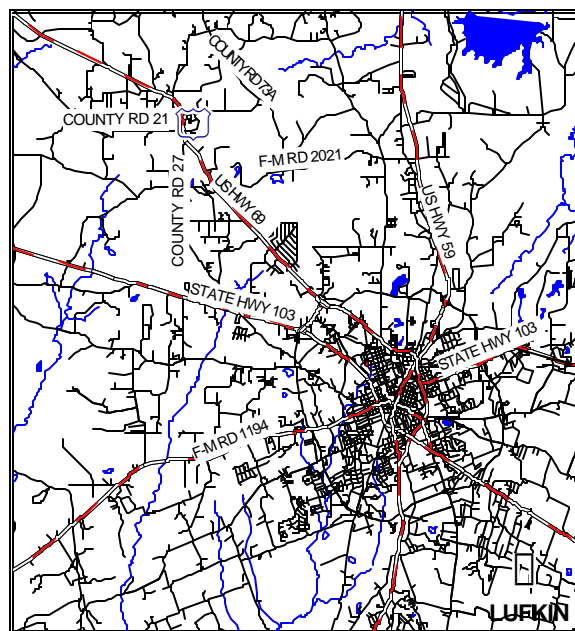
Legal Description:

Vol 297 Pg 432 Vol 293 Pg 237 Vol 299 Pg 233 Vol 337 Pg 668 Angelina County

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..8/25/2004	Acres: 159.22	Bldgs.:67	Bldg. Area:359,556 sq. ft.
Sen. Dist.:3	Rep. Dist.:12	FAR: 0.05%	Building Value: \$9,480,902
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Unzoned		Land Value:	\$318,440
Frontage:Hwy 69 North, CR 77		Total Market Value:	\$9,799,342
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Vacant, Commercial, Residential		
Current Use:	State School		
Highest and Best Use:	State School/Residential or Recreational		
Agency Projected Use:	State School		

Analysis

The Lufkin State School is currently used as a habilitation facility by HHSC - DADS. It is located in east Texas on Hwy 69 North. The campus is improved with 67 buildings, parking and landscaping. Surrounding land use is vacant, residential and commercial.

The appraisal indicates the highest and best use is for a state hospital, residential and recreational development. The subject has some commercial influence due to the location near a major crossroads.

The subject tract is divided into two parcels. Parcel A (59.22 acres), the west part of the tract, supports the campus and its improvements. Parcel B (100 acres), the east side of the property, (known as the Woodland Retreat Area) contains a small lake, restrooms, and a pavilion used by the residents for recreational and therapeutic activities. GLO considers this tract underutilized and recommends it be sold. This recommendation was presented on the 2001 Governor's Report and was not disapproved.

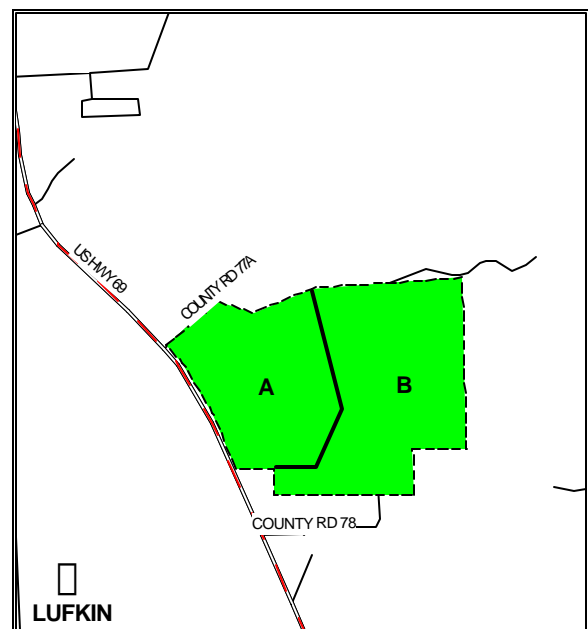
GLO Recommendation:

Retain Parcel A (59.22 acres) for continued agency use. Sell or lease Parcel B (100 acres).

Agency Comments:

DADS makes the following comment: Parcel B is utilized by the facility for recreational and therapeutic activities for their residents. In addition staff and community organizations often utilize this area. DADS would like this area to be considered as managed timber property.

Site Map



GLO ID#: 766

Mexia State School

Location:

FM 2838 off Hwy 171, Mexia, Limestone County, Texas

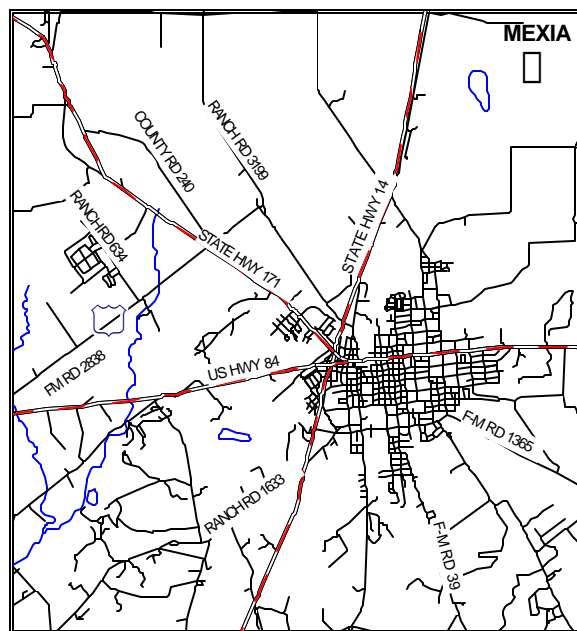
Legal Description:

Volume 297 Page 151 Limestone County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..1/27/2005	Acres: 841.61	Bldgs.: ...135	Bldg. Area:637,091 sq. ft.
Sen. Dist.:5	Rep. Dist.:8	FAR: 0.02%	Building Value: \$10,632,000
% in Floodplain: 8%	Slope:Level	Improvement Value:	\$0
Zoning:Unzoned	Land Value:		\$505,000
Frontage:FM 2838	Total Market Value:		\$11,137,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Residential			
Current Use:State School			
Highest and Best Use:State School/Agricultural Development			
Agency Projected Use:Sell, lease or transfer to a local community service provider			

Analysis

HHSC - DADS currently uses this site to accommodate a state school facility. The school contains 841.61 acres and is located about three and one-half miles northwest of Mexia on FM 2838. The property is described in two parcels. Parcel A (approximately 221.61 acres) contains 135 buildings including administration, maintenance, education, storage, recreation and dormitory facilities. Improvements include roads, surface parking, landscaping, and recreation facilities. Parcel B (approximately 620 acres) is largely leased ranch land unused by the agency. The surrounding land use is agricultural and residential.

The appraisal indicates the highest and best use for Parcel A is for continued use as a state school campus or similar use, and Parcel B is for livestock/agricultural production. The recommendation for sale of Parcel B was presented in the 1999 Governor's Report and was not disapproved. Demand for commercial sites in Mexia is considered to be moderate. Some of the most recent commercial development appears to be in the eastern part of the city. Demand for residential or commercial sites near the subject is low. The value in Parcel B is for continued agricultural purposes.

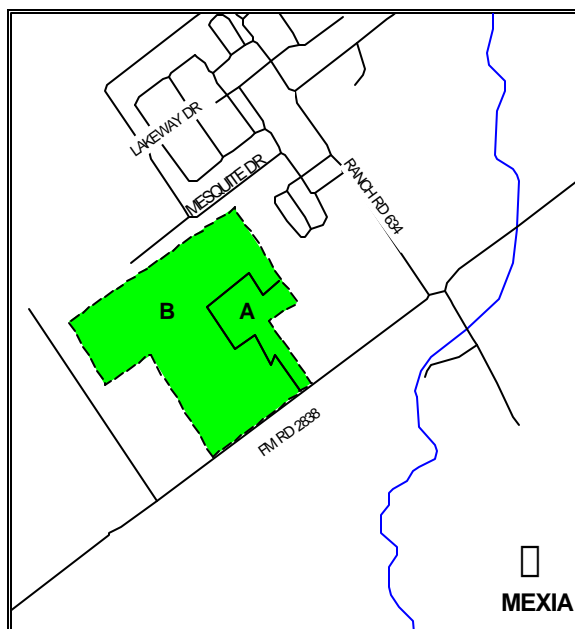
GLO Recommendation:

Retain the campus Parcel A (221.61 acres) for continued agency operations. Sell the underutilized Parcel B (620 acres).

Agency Comments:

DADS makes the following comments: The 620 acres is currently leased to an individual who runs cattle, and as part of the lease is responsible for mesquite control and fence repairs.

Site Map



GLO ID#: 2224

Needville Male Behavioral Intervention Group Home

Location:

3618 Beasley Ave, Needville, Fort Bend County, Texas

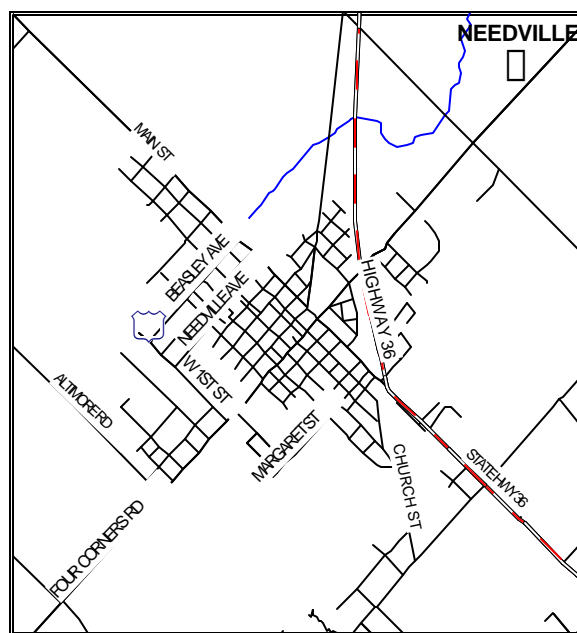
Legal Description:

Volume 2499 Page 1189 Fort Bend County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..1/28/2005	Acres: 2.20	Bldgs.:1	Bldg. Area: 3,223 sq. ft.
Sen. Dist.:18	Rep. Dist.:28	FAR: 0.03%	Building Value: \$140,000
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Unzoned		Land Value:	\$90,000
Frontage:Beasley Ave		Total Market Value:	\$230,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential Development		
Agency Projected Use:	Group home, subject to agency evaluation.		

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS uses this site as a group home. It is located in Needville, about 45 miles southwest of Houston, and is used for male behavioral intervention. This site contains a total of 2.20 acres, with the home situated on 0.68 acre (Parcel A). The remaining 1.52 acres are unused (Parcels B and C). A recommendation for disposition was presented on the 2001 Governor's Report and was not disapproved.

The appraisal indicates the highest and best use is for residential development to include the current use. Needville is a small community within commuting distance from Houston. Development will occur toward the northeast as market demand moves in this direction. GLO recommends sale of the unused 1.52 acres, and retain the remaining 0.68 and the home for continued agency use.

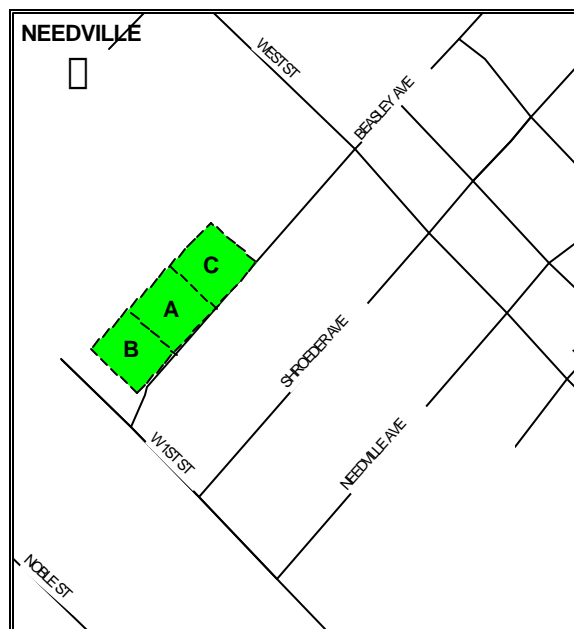
GLO Recommendation:

Retain the 0.68-acre portion (Parcel A) of the site that supports the group home. Sell the remaining 1.52 acres (Parcel B and C) of unused land.

Agency Comments:

None

Site Map



GLO ID#: 737

North Texas State Hospital - Wichita Falls Campus

Location:

6515 Kemp Blvd, Wichita Falls, Wichita
County, Texas

Legal Description:

John A Scott Srvy, A 301 A 295 Dry Land and Cattle
Co Srvy A 6173 Wichita County Deed Records

Encumbrances

PhysicalCemetery on the Property

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:3/1/2005	Acres: 272.40	Bldgs.:60	Bldg. Area:634,910 sq. ft.
Sen. Dist.:30	Rep. Dist.:68	FAR: 0.05%	Building Value: \$9,215,000
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Civic	Land Value:		\$844,440
Frontage:Kemp Blvd	Total Market Value:		\$10,059,440
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Residential			
Current Use:State Hospital			
Highest and Best Use:State Hospital/Sell Unused Portion			
Agency Projected Use:State Hospital			

Analysis

HHSC - DSHS currently uses this site to accommodate a state hospital facility. The property is located on Kemp Blvd in the southern portion of the city of Wichita Falls. There are 60 buildings, roads, landscaping and surface parking areas. Surrounding land use is agricultural and residential tracts.

The subject is divided into four parcels for discussion. Parcel A (approximately 135 acres) is located in the center of the tract and supports the campus. Parcel B (approximately 134 acres) is vacant pastureland. Parcel C (approximately 2.4 acres) contains a small cemetery. Parcel D (approximately 1 acre) is a small lake lot that is separate from the rest of the site. It has frontage on Lake Wichita and contains a pavilion with restrooms used by the agency.

The highest and best use according to the appraisal is as vacant for investment holding until demand warrants development; as improved is the current use. GLO feels Parcels A, C, and D are well suited to their present use. Parcel B is vacant and unused. GLO recommends sale or lease of the unused portion when feasible. This recommendation was presented on the 2001 Governor's Report and was not disapproved.

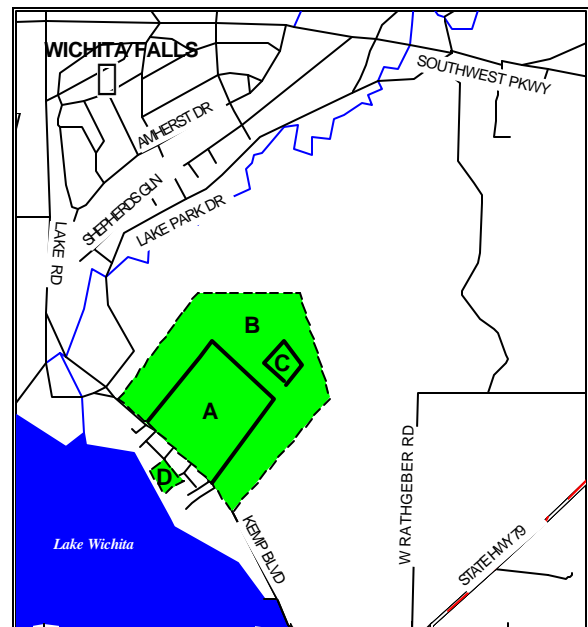
GLO Recommendation:

Retain Parcels A, C, and D for continued agency operations. Sell or lease Parcel B.

Agency Comments:

DSHS would agree to leasing of Parcel B, but selling would severely limit future growth and accessibility to the hospital grounds.

Site Map



GLO ID#: 771

Richmond State School

Location:

2100 Preston Rd, Richmond, Fort Bend
County, Texas

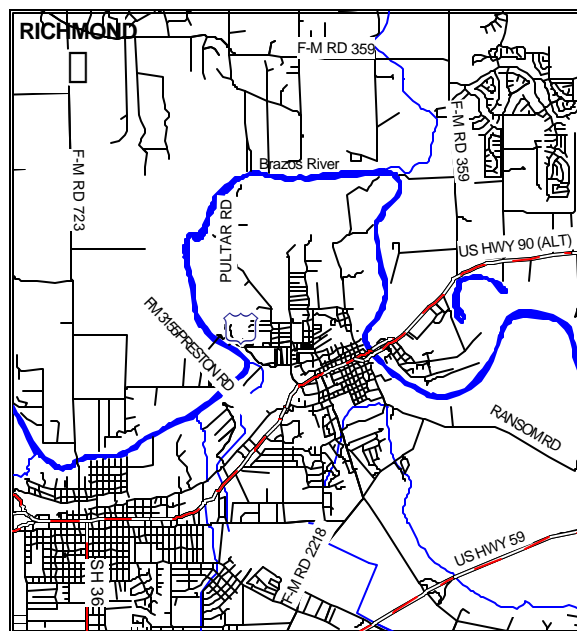
Legal Description:

Volume 434 Page 583 Fort Bend County Deed
Records

Encumbrances

Physical Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:2/3/2005	Acres: 241.84	Bldgs.:52	Bldg. Area:515,339 sq. ft.
Sen. Dist.:18	Rep. Dist.:27	FAR: 0.05%	Building Value: \$10,600,000
% in Floodplain: 12%	Slope:Level		Improvement Value: \$0
Zoning:Unzoned		Land Value: \$1,500,000	
Frontage:Preston Rd		Total Market Value: \$12,100,000	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Vacant, Agricultural			
Current Use:State School			
Highest and Best Use:HHSC Facility/Mixed Use Development			
Agency Projected Use:State School			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS currently uses this site to accommodate a state school. The property is located on Preston Rd (FM 3155) in the northwest quadrant of Richmond. Surrounding land uses include residential, vacant and agricultural tracts.

For purposes of this discussion, the tract is divided into three parcels with approximate acreages. Parcel A (30 acres) consists of unused land. Parcel B (66.39 acres), the southern portion of the tract fronting the Brazos River, is described as river bottomland, hillsides and draws. About 30 acres in Parcel B are encumbered by the 100-year floodplain. Parcel C (145.45 acres) contains the campus and existing improvements.

Parcel C is well suited to its present use supporting the campus. Parcel B is unused; however, much is undevelopable. Further evaluation should be made to determine if an alternative use is possible. Parcel A is unused and should be sold or leased. This recommendation was presented on the 2001 Governor's Report and was not disapproved.

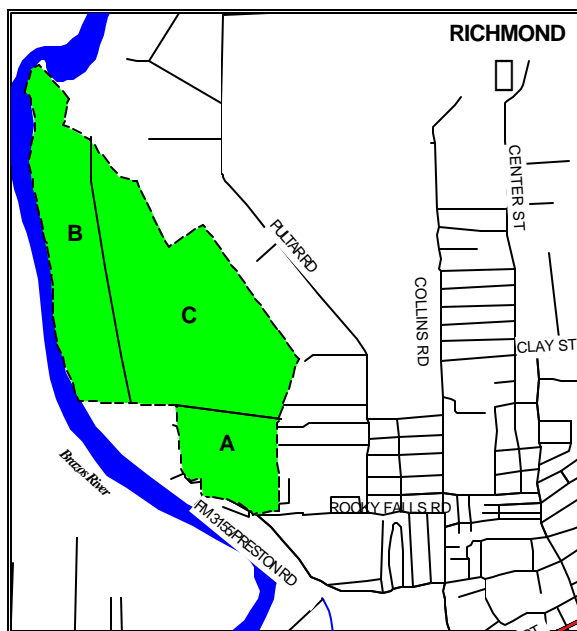
GLO Recommendation:

Retain Parcel C for continued agency use. Sell or lease Parcels A and B.

Agency Comments:

None

Site Map



Texas Health and Human Services Commission

Texas General Land Office

GLO ID#: 736

Rio Grande State Center/South Texas Health Care System

Location:

1401 S. Rangerville Rd, Harlingen, Cameron
County, Texas

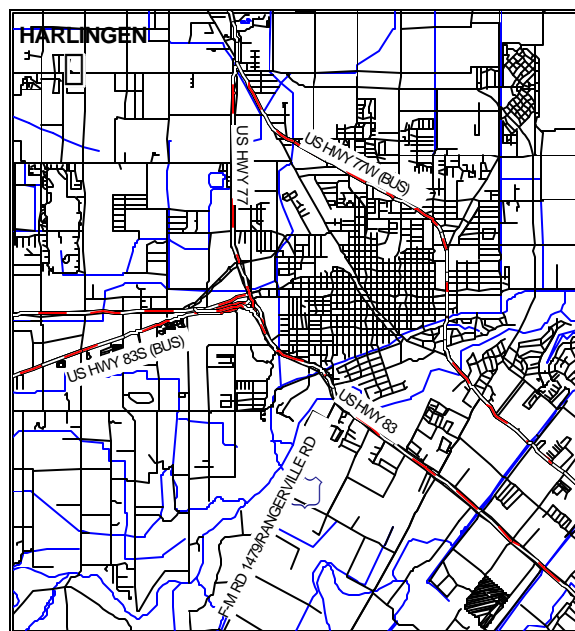
Legal Description:

Volume 563 Page 236 Cameron County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
 Easements: Irrigation, Utility



Location Map

Appraisal Date: 12/15/2004	Acres: 78.18	Bldgs.:25	Bldg. Area: 24,276 sq. ft.
Sen. Dist.:27	Rep. Dist.:38	FAR: 0.01%	Building Value: \$4,360,370
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Residential		Land Value:	\$670,000
Frontage:S. Rangerville Rd		Total Market Value:	\$5,030,370
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Agricultural, Commercial, Governmental			
Current Use:State Hospital			
Highest and Best Use:State Hospital/Sell Unused Portion			
Agency Projected Use:State Hospital			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DSHS currently controls this site and uses it to accommodate a state hospital facility. HHSC allows the Department of Aging and Disability Services to use a portion of the property to support the Rio Grande State Center. The property is located on Rangerville Rd (FM 1479), on the south side of Harlingen. Surrounding land uses include residential, commercial, agricultural, and governmental tracts.

This site is improved with roads, surface parking areas, fencing, security lighting, and a swimming pool. There are 25 buildings on approximately 58.18 (Parcel A), including administration, maintenance, recreation, education, storage, and housing facilities.

The improved portion of this site is well suited to the present use, and the current use corresponds with the highest and best use. However, the southwest portion of this tract contains approximately 20 acres (Parcel B) that are vacant. In 2001, the Governor approved the disposition of the tract. GLO feels the tract can be sold and developed without interfering with any HHSC operations.

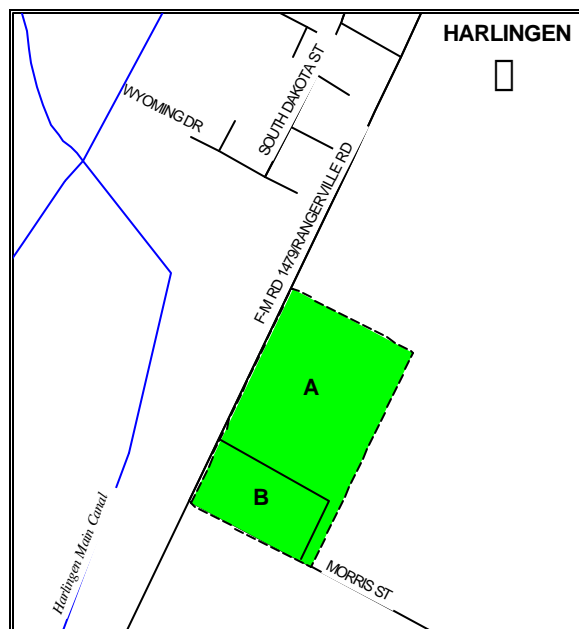
GLO Recommendation:

Retain the Parcel A containing 58.18 acres for continued agency operations. Sell or lease the unused 20 acres in Parcel B.

Agency Comments:

None

Site Map



GLO ID#: 746

Rusk State Hospital

Location:

Hwy 69, Rusk, Cherokee County, Texas

Legal Description:

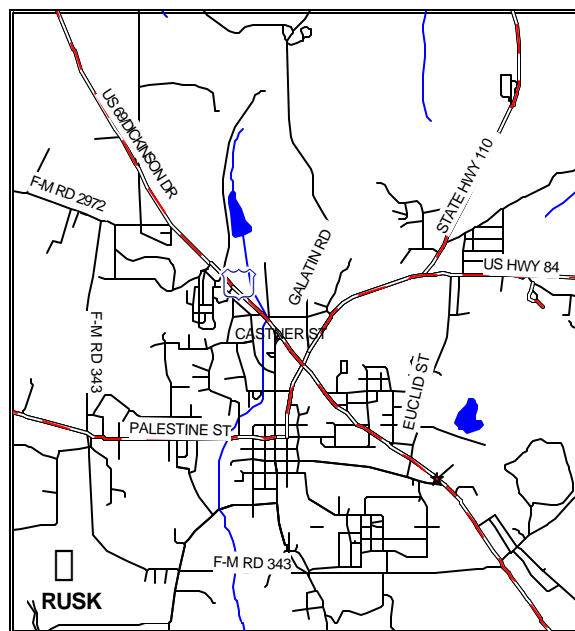
Volume 139 Page 426 Cherokee County Deed Records

Encumbrances

Physical Landfill on the Property

Legal: Deed Restrictions: None

Easements: Utility, Pipeline



Location Map

Appraisal Date: ..8/25/2004	Acres: 622.91	Bldgs.:90	Bldg. Area:764,720 sq. ft.
Sen. Dist.:3	Rep. Dist.:11	FAR: 0.03%	Building Value: \$8,050,000
% in Floodplain: 0%	Slope:Moderate	Improvement Value:	\$0
Zoning:Mixed-Use	Land Value:		\$1,040,000
Frontage:Hwy 69, FM 343	Total Market Value:		\$9,090,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water Well			
Surrounding Uses:Woodlands, Residential, Commercial, Vacant			
Current Use:State Mental Hospital			
Highest and Best Use:State Mental Hospital/Mixed Use			
Agency Projected Use:State Mental Hospital			

Analysis

HHSC - DSHS uses this site as the Rusk State Hospital. Since the last reporting period 387.24 acres have been sold. The site now contains approximately 622.9 acres subject to a definitive survey. The campus is situated on 93 acres while the remaining portion of Parcel A is leased by TDCJ for the Skyview and Hodges Prison Units. Parcel B containing 47.88 acres is not contiguous with land owned by HHSC but is being held for future expansion of the TDCJ units if needed. The Permanent School Fund purchased the timber from Parcel B. GLO feels that Parcel C containing 390.42 acres is underutilized and should be sold. A landfill exists on the northeast corner of Parcel C and issues will need to be addressed. Surrounding land uses include the abutting prison, woodlands, commercial, residential and vacant tracts.

The appraisal indicates highest and best use is continued use as a mental hospital and prison for the mentally impaired. The unused/underutilized Parcel C should be sold. Rusk is greatly influenced by state and local government employment since they are the largest employers.

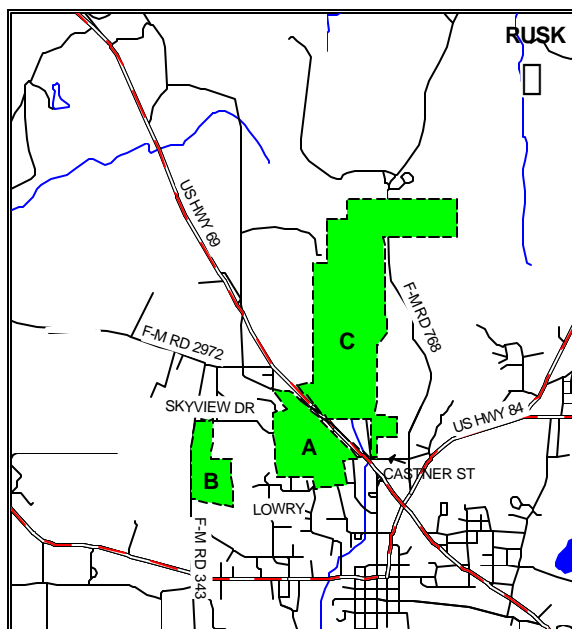
GLO Recommendation:

Retain Parcel A and B containing 232.48 acres for agency operations. Sell approximately 390.42 acres of unused land contained in Parcel C.

Agency Comments:

DSHS make the following comments relative to Parcel C: 1) A portion is used on a continuous basis for activities therapy; 2) Many of the improvements including cabins and main building were constructed by Volunteer Services; 3) The site contains an active cemetery; and 4) A portion of the site is used as primary storage.

Site Map



GLO ID#: 767

San Angelo State School

Location:

Hwy 87, just northwest of San Angelo,
Carlsbad, Tom Green County, Texas

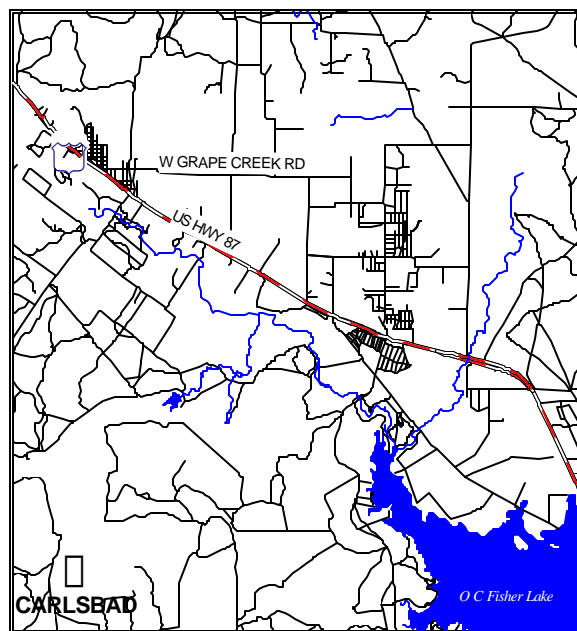
Legal Description:

Vol 68 Pg 300 Vol 93 Pg 386 Vol 93 Pg 473 Vol 82
Pg 540 Vol 84 Pg 20 Vol 162 Pg 162 Tom Green
County Deed Records

Encumbrances

Physical Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:4/5/2005	Acres: 1,030.67	Bldgs.:81	Bldg. Area:437,374 sq. ft.
Sen. Dist.:28	Rep. Dist.:72	FAR: 0.01%	Building Value: \$5,500,000
% in Floodplain: 40%	Slope:Moderate		Improvement Value: \$0
Zoning:Unzoned		Land Value: \$515,000	
Frontage:Hwy 87		Total Market Value: \$6,015,000	
Utilities:Electricity, Gas, Telephone, Water, Water Well			
Surrounding Uses:Native Land, Residential, Recreational			
Current Use:State School			
Highest and Best Use:Medical/Residential Development			
Agency Projected Use:State School			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS uses this site, located 16 miles northwest of San Angelo on Hwy 87 as a state school. The site is divided into two parcels. Parcel A (approximately 95.67 acres) supports the campus and its improvements including 81 buildings. Parcel B (approximately 991 acres) is divided by Hwy 87 with 351 acres on the north side and 640 acres on the south side of the highway. The school's water wells, wastewater plant, drying beds, and various recreational facilities are also located on this parcel. All of Parcel B has been leased to the Agricultural Extension Service of Texas A&M University. A renewal lease is pending at DADS State Office that would yield only nominal lease payments to the state. The campus portion of the site is well utilized. Recreational and agricultural uses are appropriate for the remaining portion of the tract, and GLO supports leasing it at fair market rates. Surrounding land uses include native land, residential and recreational.

The appraisal indicates the highest and best use is concurrent with the present use. GLO feels the lease on Parcel B should be renegotiated at the current market rate, or the unused portion sold.

This tract was included on the 2001 Governor's Report and was not disapproved.

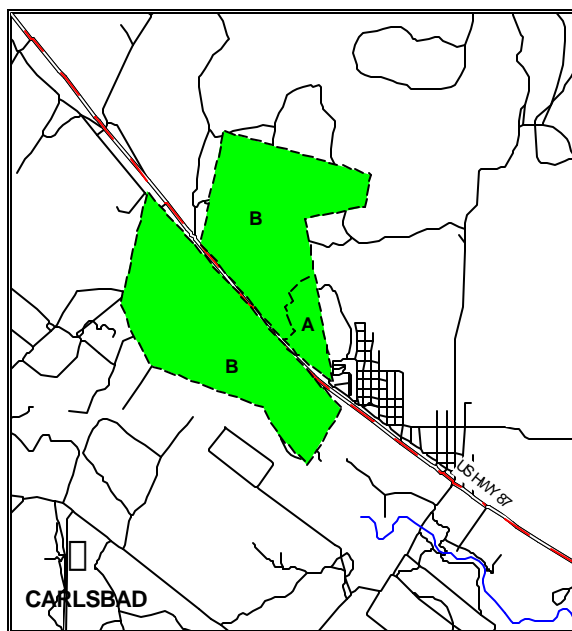
GLO Recommendation:

Retain Parcel A for continued agency operations. Renegotiate the current lease on Parcel B at fair market rates or sell the unused portion.

Agency Comments:

HHSC does not concur with GLO recommendation and made the following comments on Parcel B: 1) The DADS Volunteer Services Council recently built a \$270,000 open-air pavilion. It would be difficult to separate this and other improvements from the remaining land and still have access, 2) The facility is entirely dependent on a water well located on this tract. If sold DADS is concerned about how irrigation might impact its well.

Site Map



GLO ID#: 741

San Antonio State Hospital

Location:

6711 South New Braunfels, San Antonio,
Bexar County, Texas

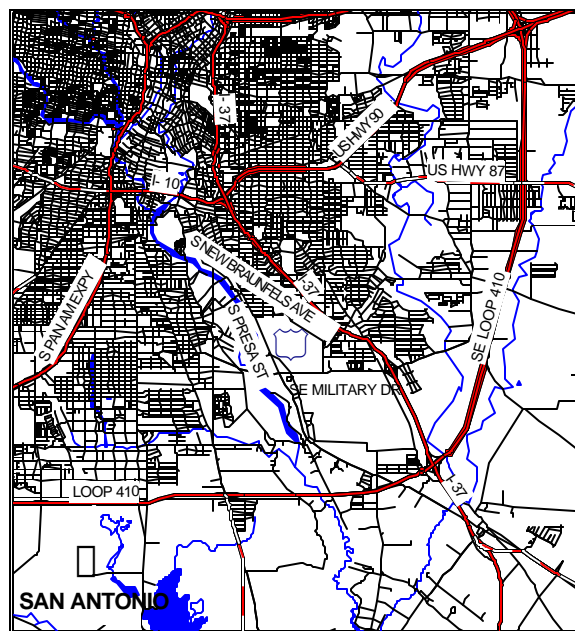
Legal Description:

Volume 63 Page 317 Bexar County Deed Records

Encumbrances

Physical Cemetery on the Property

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date:9/9/2004	Acres: 472.82	Bldgs.:88	Bldg. Area:706,584 sq. ft.
Sen. Dist.:19	Rep. Dist.: ..119	FAR: 0.03%	Building Value: \$27,860,000
% in Floodplain: 6%	Slope:Moderate		Improvement Value: \$0
Zoning:Residential		Land Value: \$3,245,000	
Frontage:Military Drive, South New Braunfels		Total Market Value: \$31,105,000	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Governmental, Military, Commercial			
Current Use:Hospital and School			
Highest and Best Use:Hospital/Commercial or Residential Development			
Agency Projected Use:Hospital and School			

Analysis

HHSC - DSHS currently uses this site as a state hospital. The Center for Infectious Diseases and San Antonio State School are also located on this campus. The property is located on South New Braunfels St in the southeast quadrant of San Antonio. Surrounding land uses include residential, commercial, governmental and military.

The tract contains approximately 472.82 acres of which 349.104 acres (Parcel A) supports the campus and two cemeteries. The following tracts are considered unused; Parcel B containing 47.233 acres, Parcel C containing 8.752 acres (main entrance at this time), Parcel D containing 12 acres, and Parcel E containing 55.727 acres. GLO recommends each of these parcels be sold. Recently a 27.577 acre parcel and a 14-acre parcel were sold and are not included in our discussion. The Permanent School Fund is under contract to purchase Parcels B, D and E. The PSF has no plans to purchase Parcel C and therefore the GLO will be selling this parcel.

This property was included on the 1999 Governors Report and not disapproved.

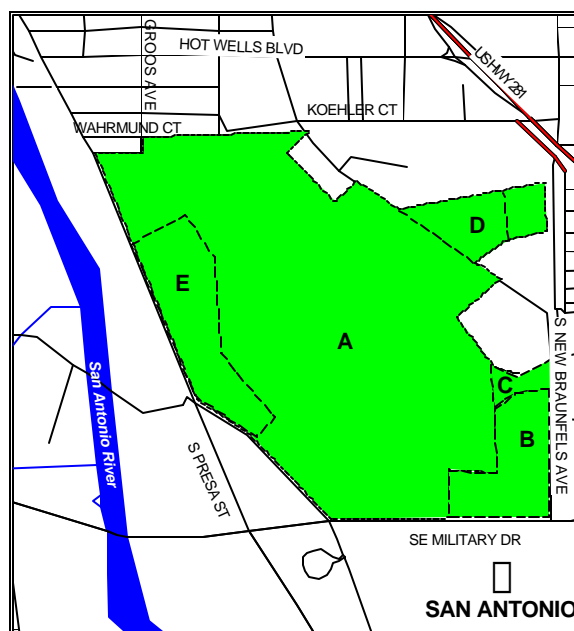
GLO Recommendation:

Retain approximately 349.104 acres for continued agency operations. Sell approximately 123.72 acres contained in Parcels B, D and E that are considered unused/underutilized. Sell Parcel C when the main entrance is relocated.

Agency Comments:

None

Site Map



GLO ID#: 2238

Seguin Alexander Rd Geriatric Group Home

Location:

153 Alexander Dr, Seguin, Guadalupe County, Texas

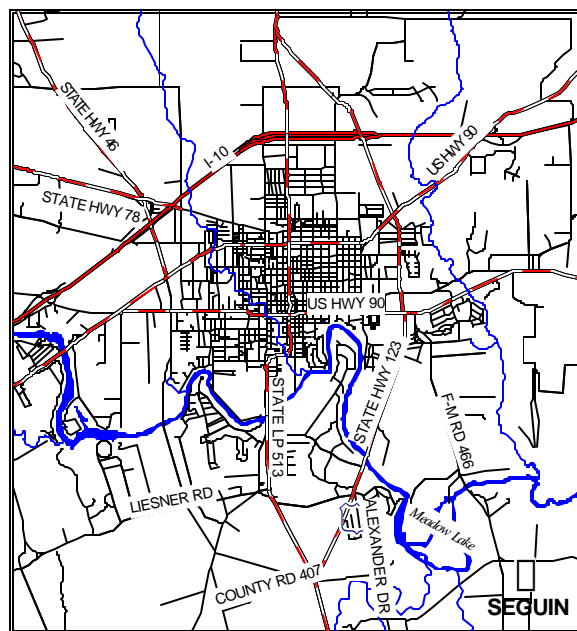
Legal Description:

Volume 948 Page 714 Guadalupe County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* Restricted Use
Easements: Utility



Location Map

Appraisal Date: ..9/24/2004	Acres: 1.83	Bldgs.:1	Bldg. Area: 2,840 sq. ft.
Sen. Dist.:25	Rep. Dist.:44	FAR: 0.04%	Building Value: \$149,000
% in Floodplain: 0%	Slope:Moderate		Improvement Value: \$0
Zoning:Unzoned		Land Value:	\$33,000
Frontage:Alexander Dr		Total Market Value:	\$182,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Vacant		
Highest and Best Use:	Residential Development		
Agency Projected Use:	Sell		

Analysis

HHSC - DADS formerly used this site as a group home facility. It is located on Alexander Rd in Seguin. The house is presently vacant. HHSC plans to dispose of this site since it is no longer being utilized. There is a deed restriction limiting the use for residential development only. Surrounding land use is residential and there is no zoning.

The appraisal indicates highest and best use is residential development. Seguin has experienced moderate growth in recent years due to the commuters to San Antonio. This site should be sold since it is vacant. MHMR approved the sale of this site in 2004.

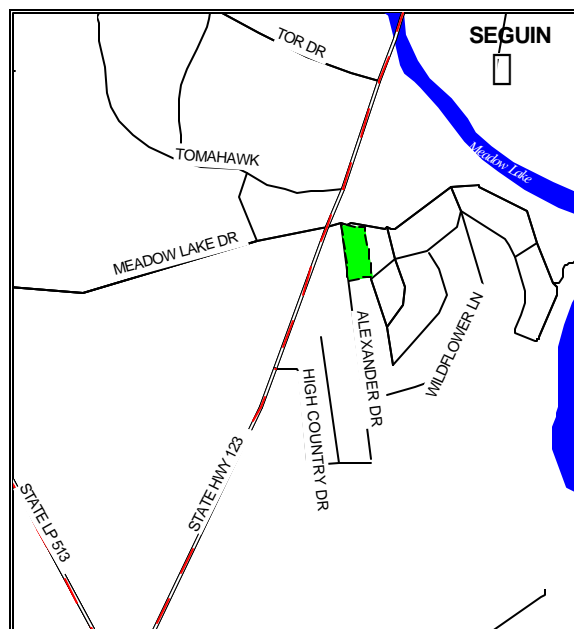
GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 2233

Terrell 9th St Group Home

Location:

407 9th St, Terrell, Kaufman County, Texas

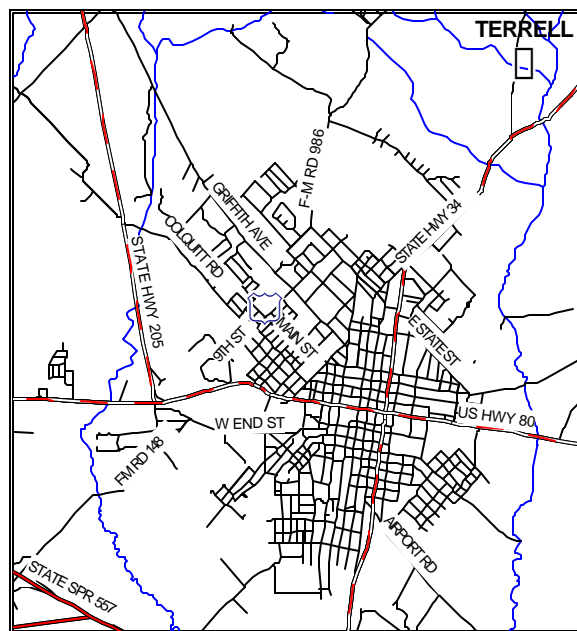
Legal Description:

Volume 729 Page 734 Kaufman County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:9/3/2004	Acres: 1.93	Bldgs.:1	Bldg. Area: 2,872 sq. ft.
Sen. Dist.:2	Rep. Dist.:4	FAR: 0.03%	Building Value: \$194,700
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Residential		Land Value:	\$60,300
Frontage:9th St		Total Market Value:	\$255,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial			
Current Use:Group Home			
Highest and Best Use:Residential Development			
Agency Projected Use:Group home, subject to agency evaluation.			

Analysis

HHSC - DADS uses this four-bedroom facility, located on 9th St in Terrell, as a group home. The home sits on approximately 0.5 acres (Parcel A), while the remaining 1.43 acres are unused (Parcel B). Surrounding land use is primarily residential, with some commercial sites nearby.

The appraisal indicates the highest and best use for this site is to continue as a group home. The excess acreage at this site should be sold or leased. Property values have increased since the time of last reporting.

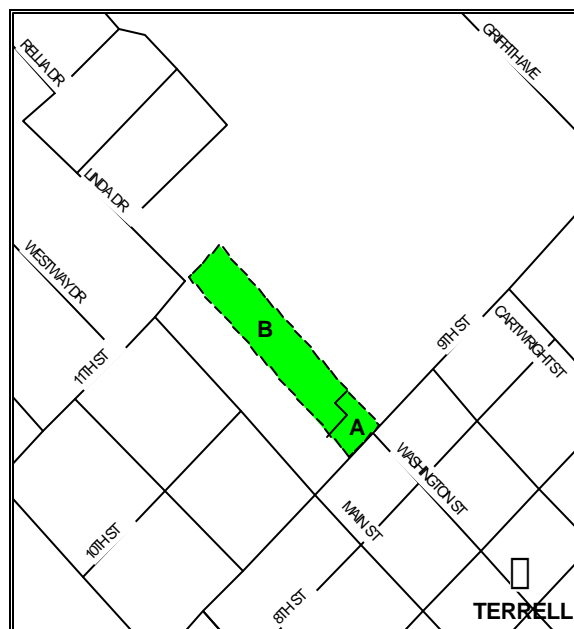
GLO Recommendation:

Retain the developed one-half acre (Parcel A) and sell the unused 1.43 acres contained in Parcel B.

Agency Comments:

None

Site Map



GLO ID#: 740

Terrell State Hospital

Location:

1200 Brin St, Terrell, Kaufman County, Texas

Legal Description:

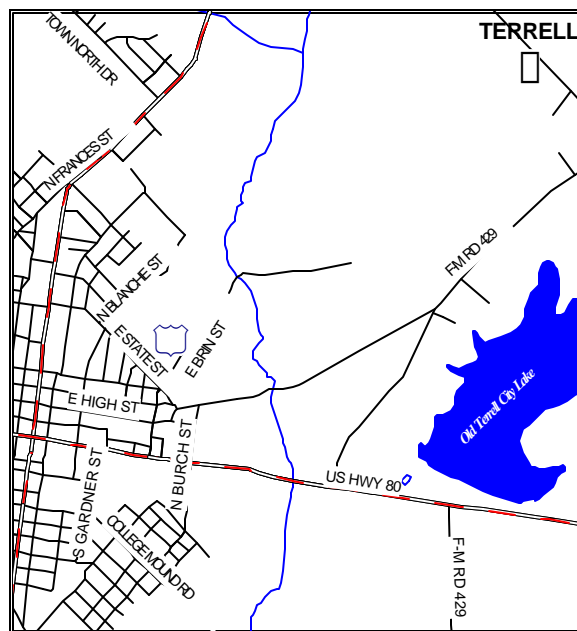
Vol 32 Pg 417 Vol 340 Pg 469 Vol 220 Pg 638
Kaufman County Deed Records

Encumbrances

Physical Cemetery on the Property

Legal: *Deed Restrictions:* None

Easements: Pipeline, Utility



Location Map

Appraisal Date: ..9/30/2004	Acres: 671.15	Bldgs.:31	Bldg. Area:701,069 sq. ft.
Sen. Dist.:2	Rep. Dist.:4	FAR: 0.02%	Building Value: (\$695,458)
% in Floodplain: 40%	Slope:Moderate	Improvement Value:	\$0
Zoning:Residential	Land Value:	\$14,695,458	
Frontage:Brin St, Rose St	Total Market Value:	\$14,000,000	
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Agricultural, Residential			
Current Use:Hospital			
Highest and Best Use:Hospital/Mixed-Use Development			
Agency Projected Use:Hospital			

Analysis

HHSC - DSHS currently uses this site to accommodate a state hospital facility. The property is located about a mile east of Hwy 34 northeast of Terrell. The surrounding land uses include residential and agricultural tracts.

The subject is divided into three parcels. Parcel A (approximately 521.114 acres) is vacant agricultural land, with approximately 40% within the floodplain. Parcel B (10 acres) is a cemetery. Parcel C (140.04 acres) supports the campus and its improvements. Parcels B and C are well suited to their present use, corresponding with the highest and best use recommendation. The remaining 521.114 acres are underutilized by HHSC. The City has indicated it is interested in purchasing Parcel A for a city park. The appraisal was performed as though the site was vacant and there was a demolition cost involved to be applied to the existing buildings.

The appraiser reports there is little growth in the direction of this site. The growth is focused to the north toward Rockwall and IH 30, and the west toward Dallas. Parcel A should be sold or leased at fair market rate. This recommendation was presented on the 2001 Governor's Report and was not disapproved.

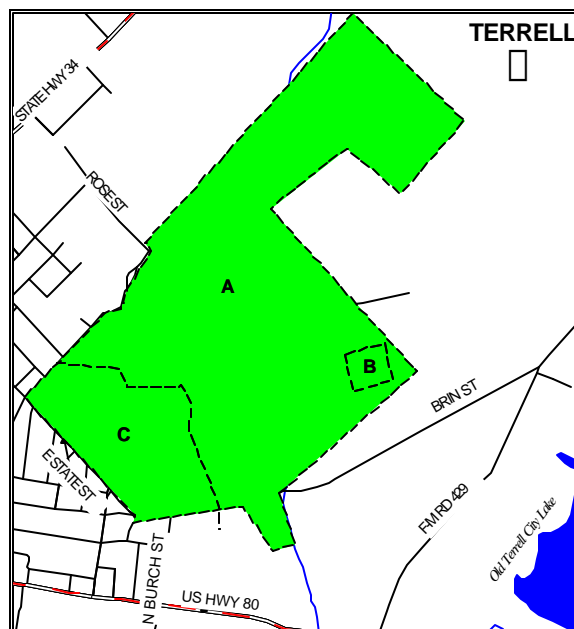
GLO Recommendation:

Retain 150.04 acres (Parcel B and C) for continued agency use. Dispose of Parcel A containing approximately 521.11 acres.

Agency Comments:

None

Site Map



GLO ID#: 2147

Vernon Vocational Center

Location:

1727 Yamparika St, Vernon, Wilbarger
County, Texas

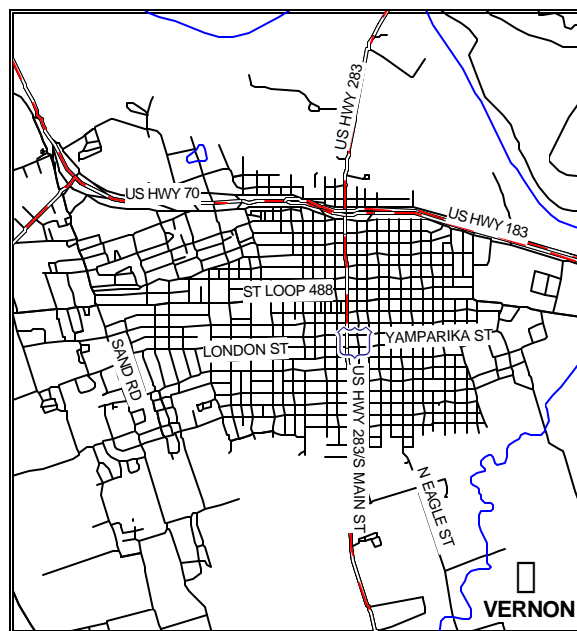
Legal Description:

Lots 5-8, Blk 6, South Addition; Wilbarger County
Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* None
Easements: Utility



Location Map

Appraisal Date: ..2/22/2005	Acres: 0.30	Bldgs.:1	Bldg. Area: 6,149 sq. ft.
Sen. Dist.:30	Rep. Dist.:68	FAR: 0.47%	Building Value: \$82,500
% in Floodplain: 0%	Slope:Level	Improvement Value:	\$0
Zoning:Commercial	Land Value:		\$9,500
Frontage:Yamparika St, Main St	Total Market Value:		\$92,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial			
Current Use:Vacant			
Highest and Best Use:Commercial Development			
Agency Projected Use:Sell			

Texas Health and Human Services Commission

Texas General Land Office

Analysis

HHSC - DADS used this property located in Vernon as an educational and vocational training center for mentally challenged clients. The appraisal indicates it has been vacant for over three years. Main and Yamparika St front the tract on two sides. The existing building is reported to be in average condition with regard to the HVAC, exterior and interior finish and roof. The subject appears to be somewhat larger than other structures in the neighborhood. Surrounding land use is commercial and residential.

The appraisal indicates the highest and best use is for commercial development. Property values in Vernon have increased somewhat, but at a slower pace than other counties located closer to the Ft. Worth/Dallas metroplex. GLO feels this tract is underutilized and should be sold.

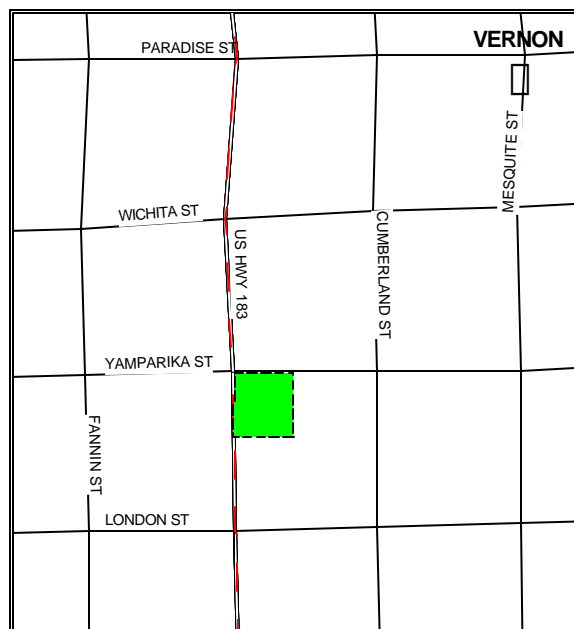
GLO Recommendation:

Sell this vacant site.

Agency Comments:

None

Site Map



GLO ID#: 745

Waco Center For Youth

Location:

3501 North 19th St, Waco, McLennan County, Texas

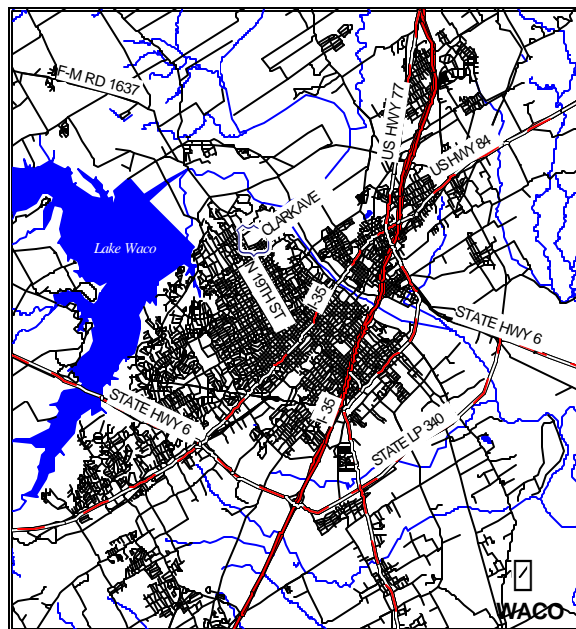
Legal Description:

Volume 321 Page 358 McLennan County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ..8/25/2004	Acres: 51.89	Bldgs.:45	Bldg. Area:149,086 sq. ft.
Sen. Dist.:22	Rep. Dist.:57	FAR: 0.07%	Building Value: \$2,660,000
% in Floodplain: 0%	Slope:Level		Improvement Value: \$0
Zoning:Residential		Land Value:	\$581,968
Frontage:19th St, Park Lake Dr		Total Market Value:	\$3,241,968
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial			
Current Use:Waco Center for Youth			
Highest and Best Use:Waco Center for Youth/Sell Underutilized Portions			
Agency Projected Use:Waco Center for Youth			

Analysis

HHSC - DSHS uses this site in Waco as a center for emotionally disturbed children. It has road frontage on both North 19th St and the south side of Park Lake Dr. The site is improved with 45 buildings. A one-acre portion of the site is leased to McDonald's fast food restaurant (Parcel C). Surrounding land uses include commercial, residential and retail.

Since the time of last reporting, 35.86 acres have been sold. This action was presented in the Report to the Governor, 1999, and approved. The campus and improvements are on 45.59 acres (Parcel A and B), and 6.3 acres (Parcels C, D and E) are considered underutilized and should be sold.

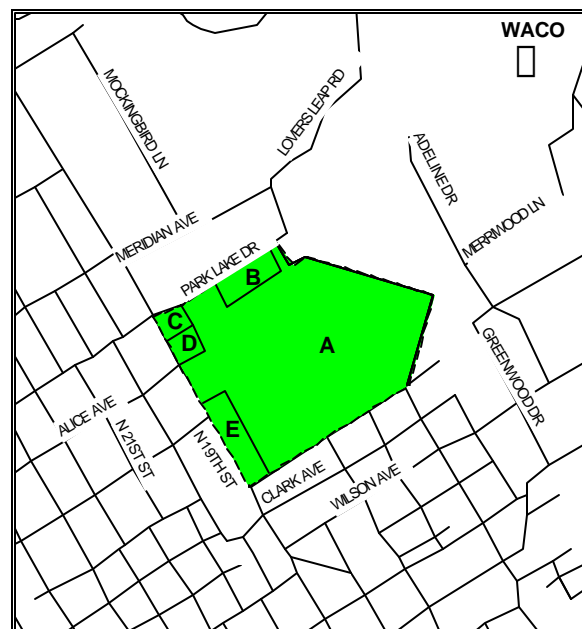
GLO Recommendation:

Retain 45.59 acres in Parcel A and B for agency operations. Sell the 6.3 acres contained in Parcels C, D, and E considered underutilized.

Agency Comments:

None

Site Map



PROPERTIES TO BE RETAINED

Texas General Land Office

Amarillo Camp Ln Group Home

Location:

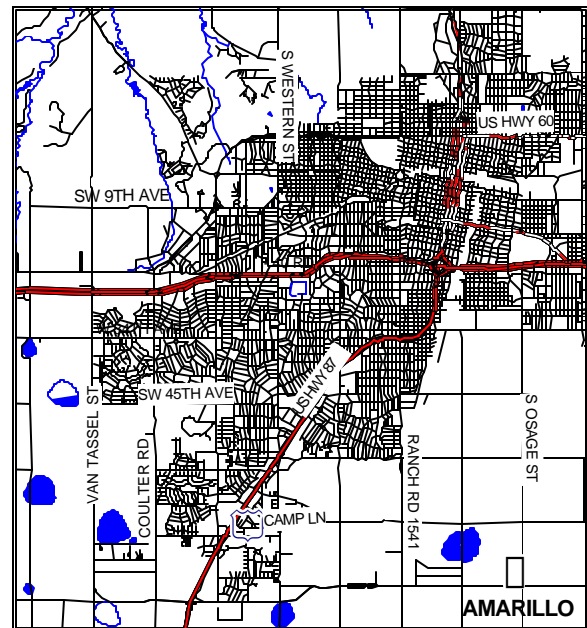
5409 Camp Ln, Amarillo, Randall County, Texas

Legal Description:

Volume 1410 Page 114 Randall County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...10/4/2004	Acres: 0.60	Bldgs.:1	Bldg. Area: 3,048 sq.ft.
Sen. Dist.31	Rep. Dist.86	FAR: ... 0.12%	Building Value: \$151,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$26,000
Frontage:Camp Ln			Total Market Value: \$177,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group Home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home located in south Amarillo on Camp Ln. The configuration is typical for a group home with four bedrooms and a common living area. Surrounding land use is residential and commercial.

The appraisal indicates residential development is the highest and best use to include the present use. There is a deed restriction limiting the use to residential only. Amarillo is the primary hub and distribution center for the northern panhandle of Texas. Some growth is occurring in the area, but the majority of growth is occurring in the northwest and southwest, west of the subject. The residential and commercial markets are expected to enjoy modest growth in the foreseeable future.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Amarillo Cedar Creek Dr Group Home

Location:

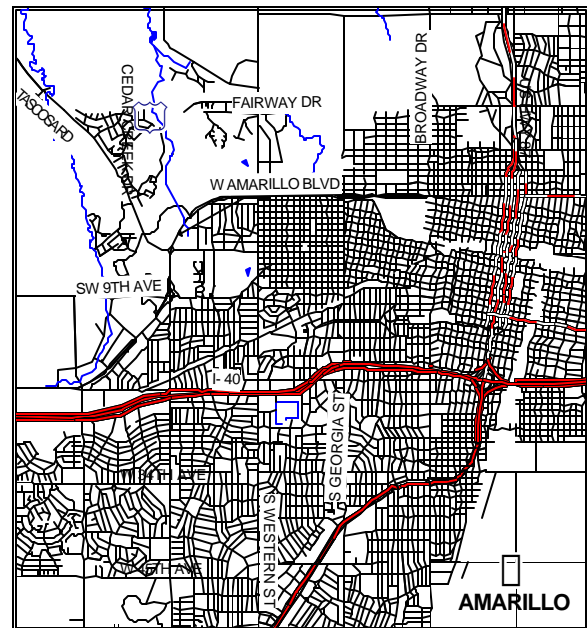
2305 Cedar Creek Dr, Amarillo, Potter County, Texas

Legal Description:

Volume 2183 Page 71 Potter County Deed Records

Encumbrances**Physical** None

Legal: *Deed Restrictions:* Reversion Clause
 Easements: Utility, Drainage



Location Map

Appraisal Date: ...10/4/2004	Acres: 0.33	Bldgs.:1	Bldg. Area: 3,048 sq.ft.
Sen. Dist.31	Rep. Dist.87	FAR: ... 0.21%	Building Value: \$211,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$33,000
Frontage:Cedar Creek Dr			Total Market Value: \$244,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

The HHSC - DADS currently uses this site to accommodate a group home. It is located on Cedar Creek Dr in the northwest area of the city of Amarillo. The site is improved with a one-story brick residence. There is a reversion clause restricting the use of the property to mental health care.

The appraisal indicates the highest and best use is for residential development to include the present use. Amarillo is experiencing a modest growth trend and the real estate market is expected to remain steady.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Amarillo Club Meadow Dr Group Home

Location:

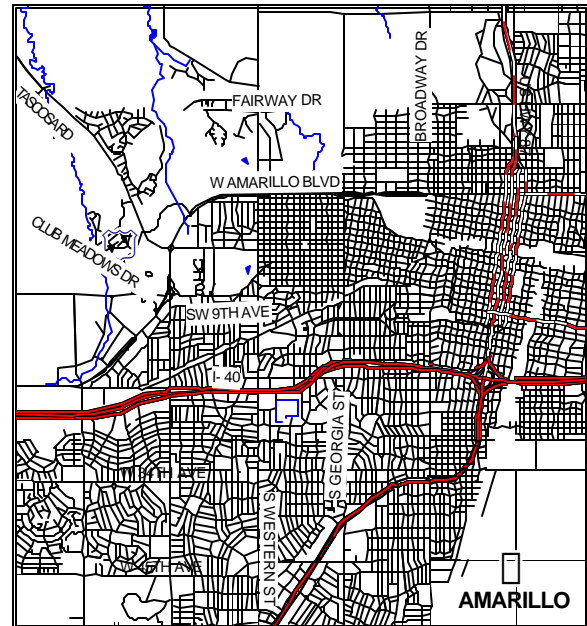
6801 Club Meadow Dr, Amarillo, Potter County, Texas

Legal Description:

Volume 2183 Page 62 Potter County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...10/4/2004	Acres: 0.25	Bldgs.:1	Bldg. Area: 3,048 sq.ft.
Sen. Dist.31	Rep. Dist.87	FAR: ... 0.28%	Building Value: \$219,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$25,000
Frontage:Club Meadow Dr			Total Market Value: \$244,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Medical		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home. It is located in northwest Amarillo on Club Meadow Dr. It is a typical group home in a residential neighborhood.

The appraisal indicates the highest and best use is residential to include the present use. There are deed restrictions in place limiting the use to residential. The real estate market is expected to remain steady.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Amarillo State Center

Location:

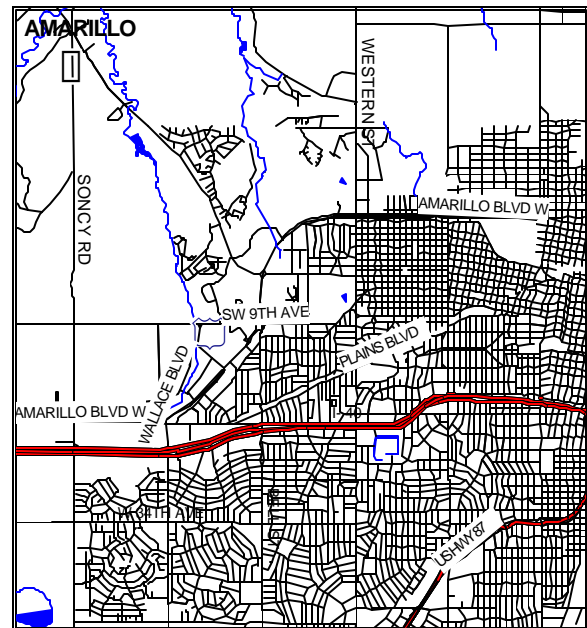
901 Wallace Blvd, Amarillo, Potter County, Texas

Legal Description:

Volume 1037 Page 2370 Potter County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...10/4/2004	Acres: 12.17	Bldgs.:4	Bldg. Area: 51,168 sq.ft.
Sen. Dist.31	Rep. Dist.87	FAR: ... 0.10%	Building Value: \$2,496,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Medical			Land Value: \$1,404,000
Frontage:Wallace Blvd, 9th Ave			Total Market Value: \$3,900,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Medical, Office, Vacant		
Current Use:	State Center		
Highest and Best Use:	HHSC Facility		
Agency Projected Use:	State Center, subject to agency evaluation.		

The Amarillo State Center Campus is located in northwest Amarillo on Wallace Blvd. It is being used as a transitional training center for HHSC - DADS clients. The site was acquired in three separate purchases, but it is considered one campus and was appraised as one unit. Surrounding land use includes medical, office and vacant tracts.

The appraisal indicates highest and best use is medical to include the present use. The deed restriction in place precludes any other use. Amarillo is the hub and distribution center for the northern panhandle of Texas. The economy is considered to be in overall good condition and the real estate market is stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

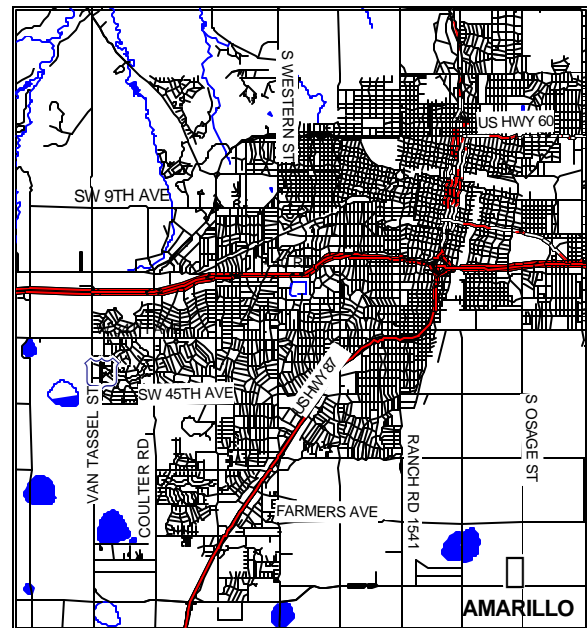
Amarillo Van Tassel St Group Home

Location:

3508 Van Tassel St, Amarillo, Randall County, Texas

Legal Description:

Volume 1378 Page 98 Randall County Deed Records

Encumbrances**Physical** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved
Easements: Utility

Location Map

Appraisal Date: ...10/4/2004	Acres: 0.26	Bldgs.:1	Bldg. Area: 3,048 sq.ft.
Sen. Dist.31	Rep. Dist.86	FAR: ... 0.27%	Building Value: \$172,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$26,000
Frontage:Van Tassel St, Legend St			Total Market Value: \$198,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Commercial, Vacant			
Current Use:Group Home			
Highest and Best Use:Residential			
Agency Projected Use:Group home, subject to agency evaluation.			

HHSC - DADS uses this as a group home. Located in southwest Amarillo on Van Tassel St, it has four bedrooms and a common living area. There is a neighborhood restriction for residential use only. Surrounding land use is primarily residential, with some commercial and vacant use tracts.

The appraisal indicates the highest and best use is residential to include the present group home use. Amarillo is the primary crossroads for the northern Panhandle. The economy is considered to be in good overall condition at the present time. The majority of residential growth in Amarillo is occurring in the northwest and southwest areas. In particular, Sleepy Hollow Subdivision where the subject is located is one of the most popular residential subdivisions in the city.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Arlington Glenbrook Group Home

Location:

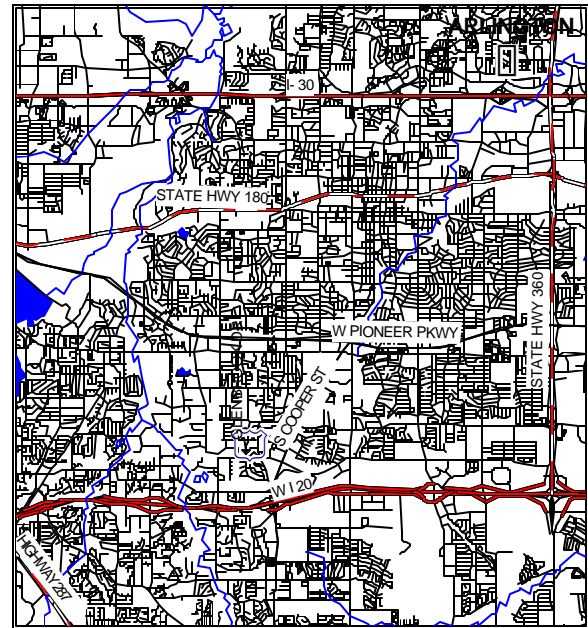
3609 Glenbrook Dr, Arlington, Tarrant County, Texas

Legal Description:

Cabinet A Page 607 Tarrant County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 0.60	Bldgs.:1	Bldg. Area: 3,621 sq.ft.
Sen. Dist.10	Rep. Dist.94	FAR: ... 0.14%	Building Value: \$176,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$92,000
Frontage:Glenbrook Dr			Total Market Value: \$268,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Recreational		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Arlington as a group home serving the needs of mentally handicapped clients. The group home lot size is typically larger than other lots in the area and provides a small buffer zone. There are no deed or setback restrictions and no floodplain problems are evident. Surrounding land uses are residential and recreational.

The appraisal indicates the highest and best use is for residential development to include the current group home site. Arlington is experiencing residential growth and economic conditions are stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Austin State Hospital

Location:

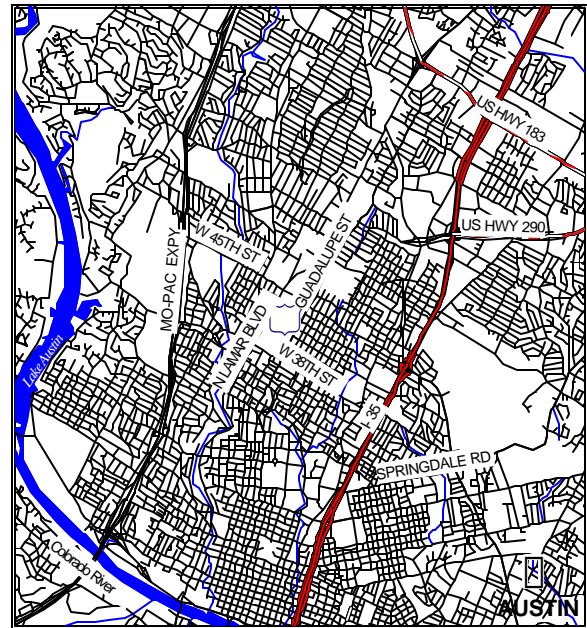
4110 Guadalupe St, Austin, Travis County, Texas

Legal Description:

Vol L-1 Pg 366 Vol M Pg 129 Vol Q Pg 674 Vol 55 Pg 246 Travis County Deed Records

Encumbrances**Physical** Cemetery on the Property**Legal:** Deed Restrictions: None

Easements: Utility, Drainage



Location Map

Appraisal Date: ...8/24/2004	Acres: 139.29	Bldgs.:48	Bldg. Area: 749,217 sq.ft.
Sen. Dist.14	Rep. Dist.49	FAR: ... 0.12%	Building Value: \$17,268,123
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$905,364
Zoning:Mixed-Use			Land Value: \$22,026,513
Frontage:Guadalupe St, Lamar Blvd			Total Market Value: \$40,200,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Commercial, Office, Medical		
Current Use:	Austin State Hospital		
Highest and Best Use:	Mixed-use Development		
Agency Projected Use:	Mixed-Use Development and Agency Use		

HHSC - DSHS uses this site composed of 139.29 acres for the Austin State Hospital. The site is comprised of the headquarters, an off-site cemetery, and a Children's Psychiatric Unit and education facility. The site is encumbered with long-term commercial leases and utility, access and drainage easements. A 38.53-acre portion of the tract is developed and known as Central Park, a mixed use development, and a hospital. Surrounding land use is commercial, medical, and residential. The psychiatric unit and educational facility is on the northeast side of West 45th St and Lamar Blvd.

The highest and best use is for mixed-use development. This property is near the University of Texas and is desirable for commercial and retail development. GLO recommends the site be retained as long as it is needed, or until funding is appropriated to relocate or rebuild the facility. A master land-use plan should be prepared that would maximize the value.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Beaumont State Center - Hollywood Ave

Location:

Hollywood Ave & Canal St, Beaumont, Jefferson County, Texas

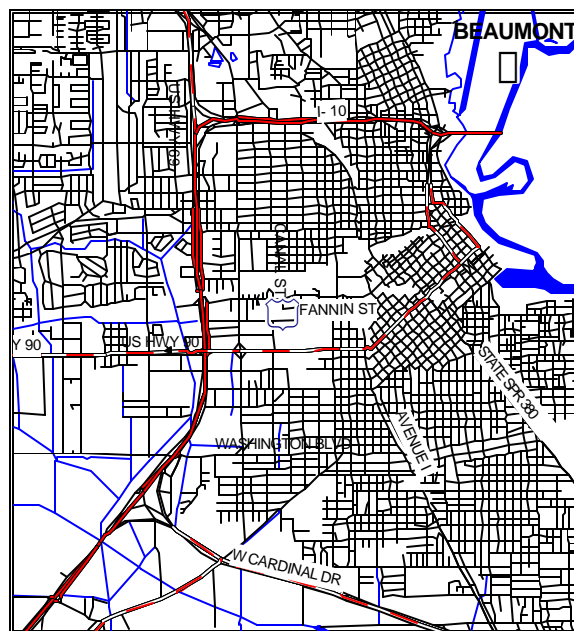
Legal Description:

1.96 acres o/o Noah Tevis League Abst 52, Jefferson County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 1.96	Bldgs.:3	Bldg. Area: 15,637 sq.ft.
Sen. Dist.4	Rep. Dist.22	FAR: ... 0.18%	Building Value: \$69,678
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Industrial			Land Value: \$157,167
Frontage:Hollywood Ave, Canal St			Total Market Value: \$226,845
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Residential		
Current Use:	State Center		
Highest and Best Use:	State Center		
Agency Projected Use:	State center, subject to agency evaluation.		

This site is a portion of the Beaumont State Center. The appraisal was done in two parts, a 1.96-acre tract and the larger tract of 13.08 acres. The facility contains a total of 15.04 acres. The larger parcels are discussed in GLO ID # 787 in this report. This parcel contains three buildings; storage, state center and a greenhouse. There is a reversion clause favoring the Rogers Brother's Foundation if not used for a sheltered workshop environment. Surrounding land use is primarily heavy industrial and residential.

In light of the reversion clause, the appraisal indicates the highest and best use is the current use. Beaumont is enjoying a strong economy and the real estate market is stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Beaumont State Center Campus -
Fannin St**Location:**

Fannin St and 8th St, Beaumont, Jefferson County,
Texas

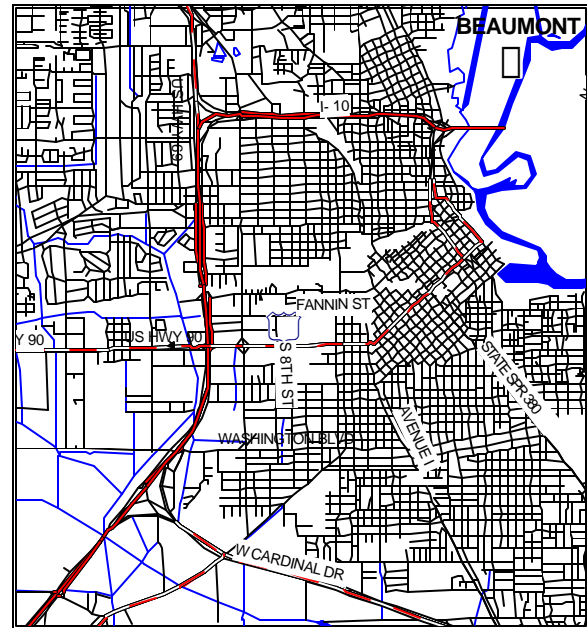
Legal Description:

Being Tract 72B, 73 and 73A, known as the Beaumont
Central Park Property in the David Brown Survey,
Jefferson County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility



Appraisal Date: ...9/28/2004	Acres: 13.08	Bldgs.:8	Bldg. Area: 99,493 sq.ft.
Sen. Dist.4	Rep. Dist.22	FAR: ... 0.17%	Building Value: \$1,527,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Commercial			Land Value: \$1,282,000
Frontage:Fannin St, 8th St			Total Market Value: \$2,809,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Medical		
Current Use:	State Center		
Highest and Best Use:	State Center		
Agency Projected Use:	State center, subject to agency evaluation.		

This site represents a portion of the Beaumont State Center. The appraisal was done in two parts, a 1.96-acre tract and the larger tract of 13.08 acres. The total site contains 15.04 acres. The smaller parcel is discussed in ID 786 in this report. This parcel contains eight buildings with site-related uses. There is a reversion clause in place favoring the City of Beaumont if the site is used for a purpose other than a state center. Surrounding land use is primarily medical offices.

In light of the deed restriction, the appraisal indicates the highest and best use is for the present use. Beaumont is enjoying a strong economy and the real estate market is stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Big Spring Fordham St Group Home

Location:

3304 Fordham Ave, Big Spring, Howard County,
Texas

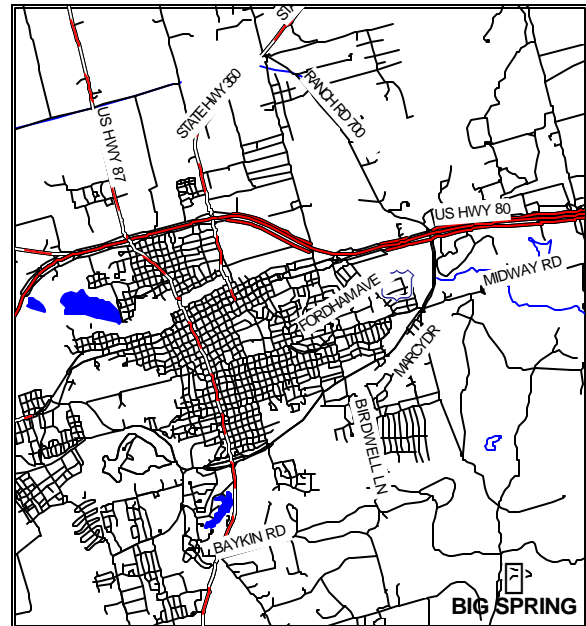
Legal Description:

Volume 672 Page 681 Howard County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date:3/3/2005	Acres: 0.26	Bldgs.:1	Bldg. Area: 2,890 sq.ft.
Sen. Dist.31	Rep. Dist.85	FAR: ... 0.26%	Building Value: \$165,650
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$7,350
Frontage:Fordham Ave			Total Market Value: \$173,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this property in Big Spring as a group home. It is located in the northeast part of the city. Surrounding land use is primarily residential and vacant tracts.

The appraisal indicates highest and best use is for residential development to include the current use. The population of Big Spring has remained stable to slightly increasing over the past five years with minimal growth taking place.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Big Spring Hamilton St Group Home

Location:

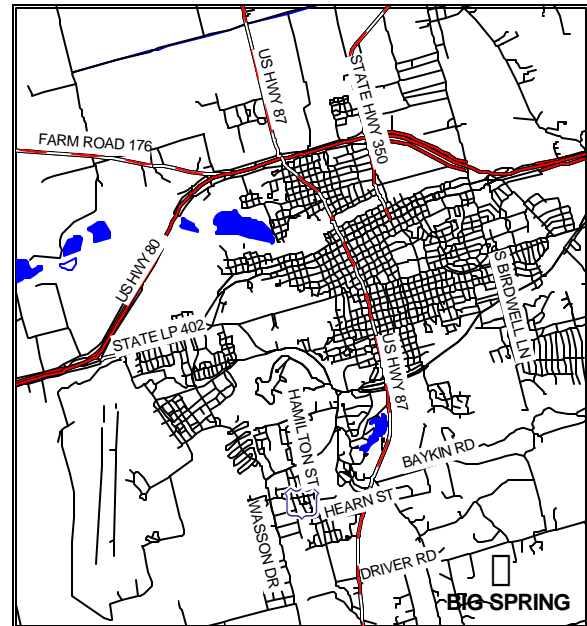
3801 Hamilton St, Big Spring, Howard County, Texas

Legal Description:

Volume 672 Page 683 Howard County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/3/2005	Acres: 0.34	Bldgs.:1	Bldg. Area: 2,890 sq.ft.
Sen. Dist.31	Rep. Dist.85	FAR: ... 0.20%	Building Value: \$163,400
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$9,600
Frontage:Hamilton St, Almesa Dr			Total Market Value: \$173,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS utilizes this property as a group home for the mentally retarded. It is located on Hamilton St in southwest Big Spring. Surrounding land use is primarily residential with some vacant tracts nearby.

The appraisal indicates the highest and best use is for residential development to include the present use. The population of Big Spring has remained stable to slightly increasing over the past five years with minimal growth taking place.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Converse Administrative Office & Group Home

Location:

8155 and 8165 Lone Shadow Tr, Converse, Bexar County, Texas

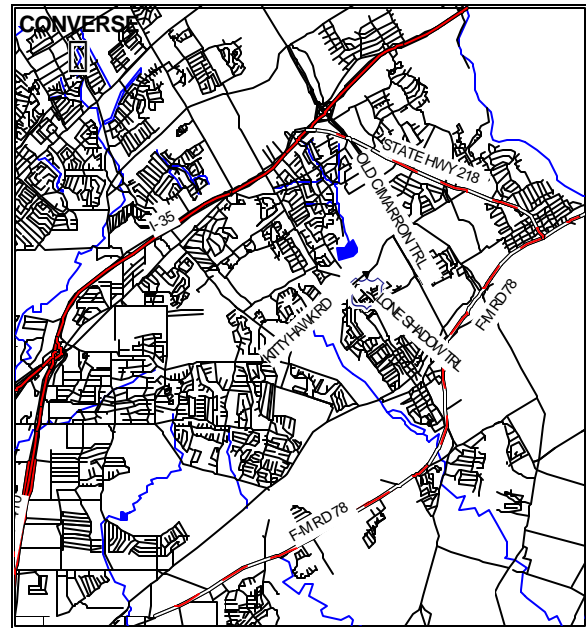
Legal Description:

Volume 5779 Page 114 Bexar County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Drainage, Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 1.28	Bldgs.: 2	Bldg. Area: 7,672 sq.ft.
Sen. Dist.: 21	Rep. Dist.: 119	FAR: ... 0.14%	Building Value: \$436,500
% in Floodplain: 10%	Slope Level		Improvement Value: \$0
Zoning: Commercial			Land Value: \$100,500
Frontage: Lone Shadow Tr			Total Market Value: \$537,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant, Military, Commercial		
Current Use:	Administrative Office/Group Home		
Highest and Best Use:	Administrative Office/Group Home		
Agency Projected Use:	Administrative office/group home subject to agency evaluation.		

The HHSC - DADS uses this site to accommodate an administrative office and a group home. It is located on Lone Shadow Tr just west of Randolph Air Force Base in Converse. Site improvements include fencing, garage and surface parking. The site includes two buildings, one used for office space and the other houses the group home. All improvements were designed to accommodate HHSC clients. The surrounding land uses include residential, vacant, commercial and military tracts.

The appraisal indicates the highest and best use is residential to include the present use. Demand for similar tracts in this area is stable to low. The facility is considered fully utilized.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Corpus Christi Calallen Dr Group Home

Location:

5021 Calallen Dr, Corpus Christi, Nueces County, Texas

Legal Description:

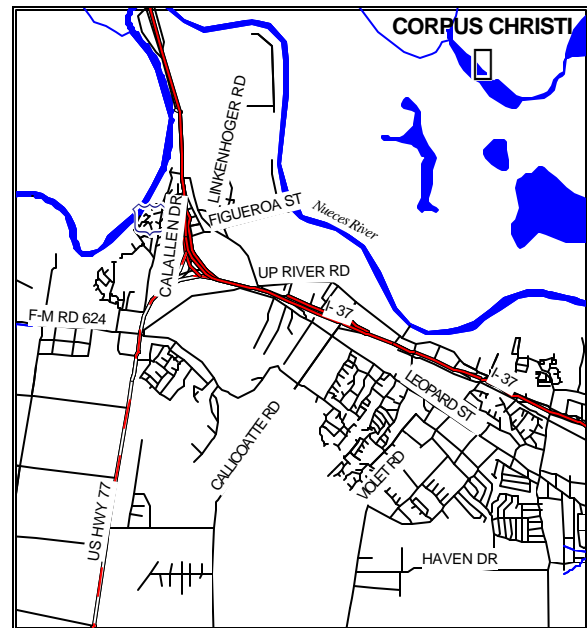
Volume 2265 Page 757 Nueces County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/20/2004	Acres: 0.53	Bldgs.: 1	Bldg. Area: 2,708 sq.ft.
Sen. Dist.: 20	Rep. Dist.: 34	FAR: ... 0.12%	Building Value: \$162,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$28,000
Frontage: Calallen Dr, Mountain Tr			Total Market Value: \$190,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site, located on Calallen Dr in Corpus Christi, as a group home. HHSC continues to operate this four bedroom home as part of the Corpus Christi State School due to the special needs of the residents. Surrounding land use is primarily residential with some vacant lots.

The appraisal indicates the highest and best use for this site is to continue as a group home. Corpus Christi is enjoying a surge of growth with both residential and commercial development. The neighborhood is fully developed with residential properties.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Corpus Christi Castle Ridge Dr Group Home

Location:

4013 Castle Ridge Dr, Corpus Christi, Nueces County, Texas

Legal Description:

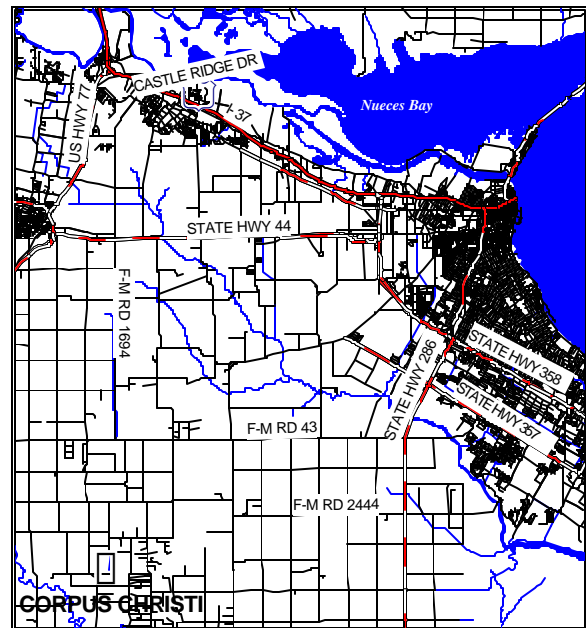
Volume 2256 Page 811 Nueces County Deed Records

Encumbrances

Physical Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/20/2004	Acres: 0.91	Bldgs.: 1	Bldg. Area: 2,708 sq.ft.
Sen. Dist.: 20	Rep. Dist.: 34	FAR: ... 0.07%	Building Value: \$134,500
% in Floodplain: 100%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$55,500
Frontage: Castle Ridge Dr			Total Market Value: \$190,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a developmentally disabled group care home. It is located on Castle Ridge Dr on the north side of Corpus Christi. The surrounding land uses include residential and vacant tracts. The home contains four bedrooms. HHSC continues to operate this home as part of the Corpus Christi State School due to the special needs of the residents.

The appraisal indicates the highest and best use is residential, its present use. The Corpus Christi area has seen a surge of growth over the past five to eight years. It is predicted that any new growth will have to be toward the west and northwest since other areas of the city are fully developed.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

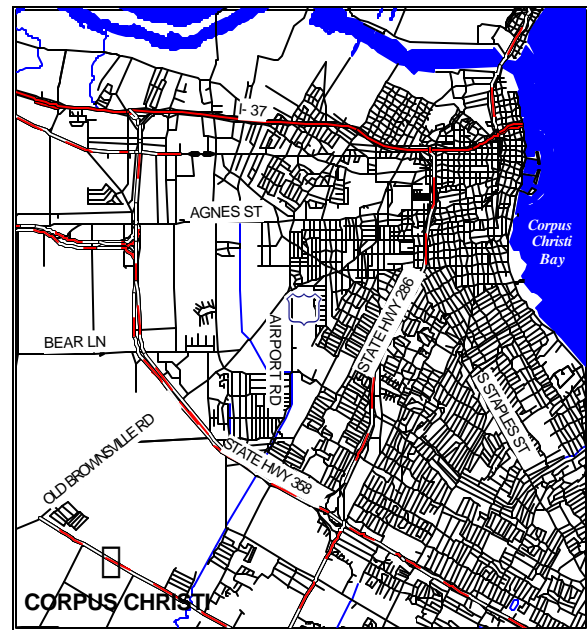
Corpus Christi State School

Location:

902 Airport Rd, Corpus Christi, Nueces County, Texas

Legal Description:

Volume 1069 Page 28 Nueces County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Reversion Clause
Easements: Utility

Location Map

Appraisal Date: ...8/31/2004	Acres: 103.97	Bldgs.:30	Bldg. Area: 267,943 sq.ft.
Sen. Dist.20	Rep. Dist.34	FAR: ... 0.06%	Building Value: \$6,225,000
% in Floodplain: 2%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$1,144,000
Frontage:Airport Rd, Morgan Ave			Total Market Value: \$7,369,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential, Recreational, Governmental, Commercial			
Current Use:State School			
Highest and Best Use:State School			
Agency Projected Use:State School			

HHSC - DADS uses this site in Corpus Christi as a state school. It is located at 902 Airport Rd. It is improved with 30 buildings on 103.97 acres. There is a deed restriction saying the site must be used for the care of the mentally disabled. Surrounding land uses include residential, commercial, governmental and recreational.

The appraisal indicates the highest and best use is to continue in the present use in light of this deed restriction on the campus.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Criss Cole Rehabilitation Center

Location:

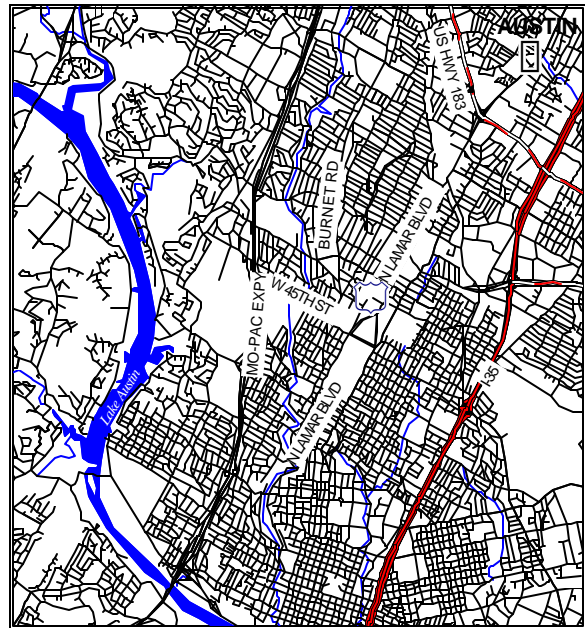
4800 North Lamar Blvd, Austin, Travis County, Texas

Legal Description:

Volume 55 Page 246 Travis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/25/2005	Acres: 5.35	Bldgs.:1	Bldg. Area: 95,900 sq.ft.
Sen. Dist.14	Rep. Dist.49	FAR: ... 0.41%	Building Value: \$6,636,000
% in Floodplain: 0%	SlopeModerate		Improvement Value: \$0
Zoning:Unzoned		Land Value: \$1,164,000	
Frontage:Lamar Blvd, Sunshine Dr		Total Market Value: \$7,800,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Residential, Commercial, Medical		
Current Use:	Rehabilitation Center for Visually Impaired		
Highest and Best Use:	Office or Commercial Development		
Agency Projected Use:	Rehabilitation Center for Visually Impaired		

HHSC - DARS uses this site as the Criss Cole Rehabilitation Center for the Visually Impaired. It is located on North Lamar Blvd in central-north Austin. The site is improved with one building housing administration, temporary residential and educational headquarters. This area of Austin contains a mixed-use neighborhood; i.e., residential, governmental, office, state-owned vacant land and retail. The site itself is governed by no zoning restriction.

The appraisal indicates the current use as vacant would be for office or commercial development. As improved, the current use is appropriate. The improvements were designed to meet the needs of DARS visually impaired clients. As such, the land and improvements have a limited market and could only be adapted for specialized uses. The site is considered fully developed with no unused

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Dalworthington California St Group Home

Location:

2812 California St, Dalworthington, Tarrant County, Texas

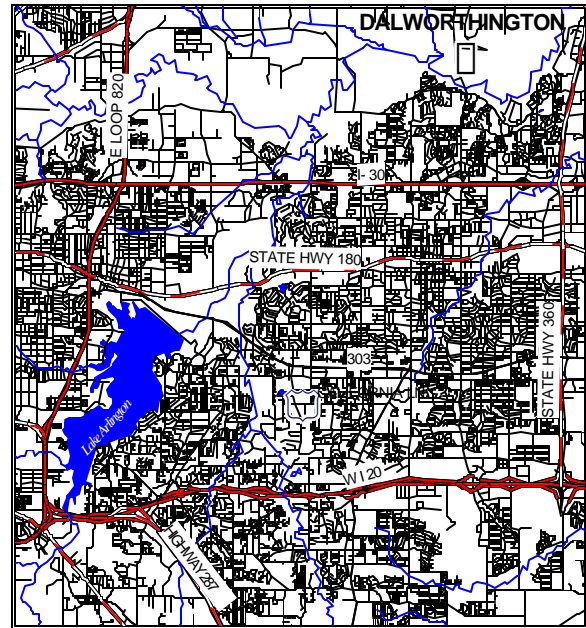
Legal Description:

Volume 388 Page 105 Tarrant County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 0.60	Bldgs.:1	Bldg. Area: 3,621 sq.ft.
Sen. Dist.10	Rep. Dist.94	FAR: ... 0.14%	Building Value: \$175,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$93,000
Frontage:California St			Total Market Value: \$268,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site located east of Ft. Worth in Dalworthington on California St as a group home serving the needs of mentally handicapped clients. There are no deed restrictions preventing such action at this site. The site is level with no floodplain problems. Surrounding land use is primarily residential in nature.

The appraisal indicates the highest and best use is residential development to include the present use.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

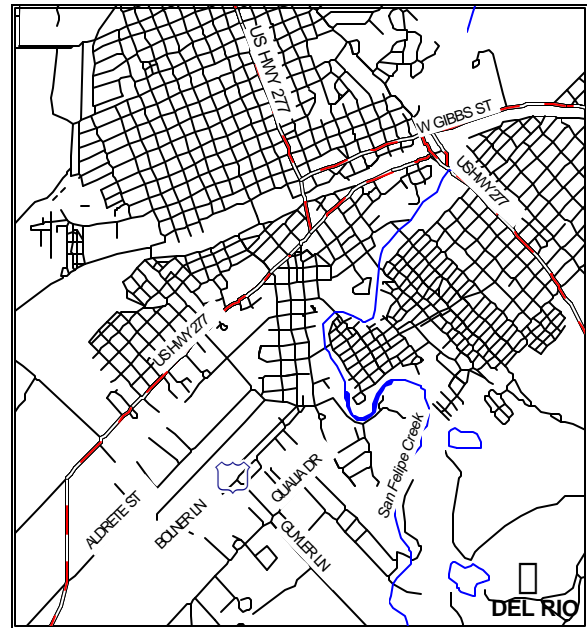
Del Rio New Start Group Home

Location:

212 Bolner Ln, Del Rio, Val Verde County, Texas

Legal Description:

Volume 522 Page 87 Val Verde County Deed Records

Encumbrances**Physical** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved
Easements: Utility

Location Map

Appraisal Date: ...9/28/2004	Acres: 0.29	Bldgs.:1	Bldg. Area: 2,681 sq.ft.
Sen. Dist.19	Rep. Dist.74	FAR: ... 0.21%	Building Value: \$122,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$22,000
Frontage:Bolner Ln			Total Market Value: \$144,000
Utilities:Electricity, Gas, Telephone, Wastewater, Water			
Surrounding Uses:Residential			
Current Use:Group Home			
Highest and Best Use:Residential			
Agency Projected Use:Group home, subject to agency evaluation.			

HHSC - DADS uses this site on Bolner Ln in Del Rio as a residential halfway house/group home. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is for residential development. There is a neighborhood covenant restricting use to residential. Del Rio is Val Verde County's only significant urban location. The area economy is based upon tourism, agribusiness, manufacturing and Laughlin Air Force Base. There has been a slight increase in real estate activity in recent years.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Denton State School

Location:

State School Rd west of IH 35, Denton, Denton County, Texas

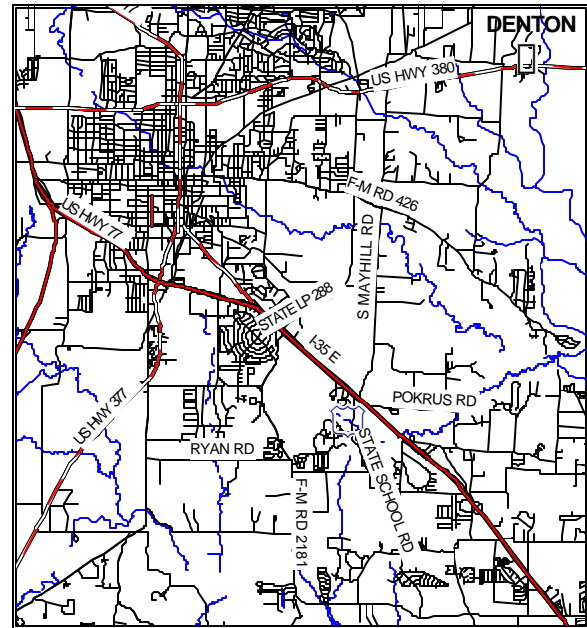
Legal Description:

Volume 435 Page 12 Denton County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...1/12/2005	Acres: 187.72	Bldgs.:62	Bldg. Area: 483,138 sq.ft.
Sen. Dist.12	Rep. Dist.64	FAR: ... 0.06%	Building Value: \$24,900,000
% in Floodplain: 10%	SlopeModerate		Improvement Value: \$0
Zoning:Agriculture			Land Value: \$3,900,000
Frontage:State School Rd			Total Market Value: \$28,800,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	State School		
Highest and Best Use:	State School		
Agency Projected Use:	State School		

HHSC - DADS utilizes this 187.72 acre-site as the Denton State School. The main campus is built on approximately 177 acres comprised of 62 buildings, parking, fencing, water tower and infrastructure. It is located within the city limits of Denton. Surrounding land use is primarily residential and commercial.

The appraisal indicates the highest and best use is the current use. A 25-acre portion of this tract was recommended on the 2002 Report to the Governor and was approved for sale. Since that time, 13.79 acres were sold 2/27/04. The remaining 11.21 acres has since been discovered to have flood plain issues and are not desirable for development. The tract is currently operating at its highest best use and no further acreage will be recommended for sale.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Denton State Vocational School

Location:

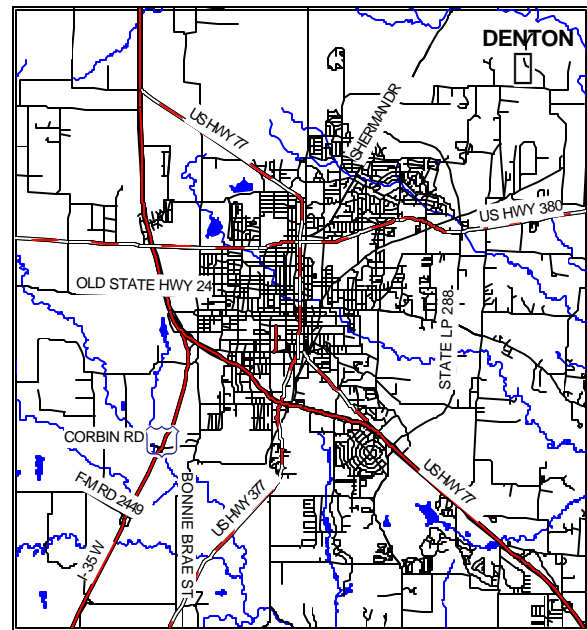
2204 IH 35 West, Denton, Denton County, Texas

Legal Description:

Volume 3322 Page 883 Denton County Deed Records

Encumbrances**Physical** None

Legal: Deed Restrictions: Reversion Clause
Easements: Utility



Location Map

Appraisal Date: ...1/13/2005	Acres: 2.15	Bldgs.:1	Bldg. Area: 26,370 sq.ft.
Sen. Dist.30	Rep. Dist.4	FAR: ... 0.28%	Building Value: \$666,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Industrial			Land Value: \$257,000
Frontage:IH 35 West			Total Market Value: \$923,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Vacant		
Current Use:	Regional Warehouse		
Highest and Best Use:	Vocational Building		
Agency Projected Use:	Regional Warehouse		

HHSC - DADS plans to use this site as a regional warehouse for state school surplus property. Presently it is vacant, but the agency plans to begin utilizing the site. It is located just off IH 35 West and is improved with one building. The gift deed places a restricted use on the tract reverting to the Grantor should the use change from a care facility. Surrounding land use is industrial and vacant.

The appraisal indicates the highest and best use is to continue in the present use. The Denton economy is flourishing. Land values in southern Denton County have increased significantly.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

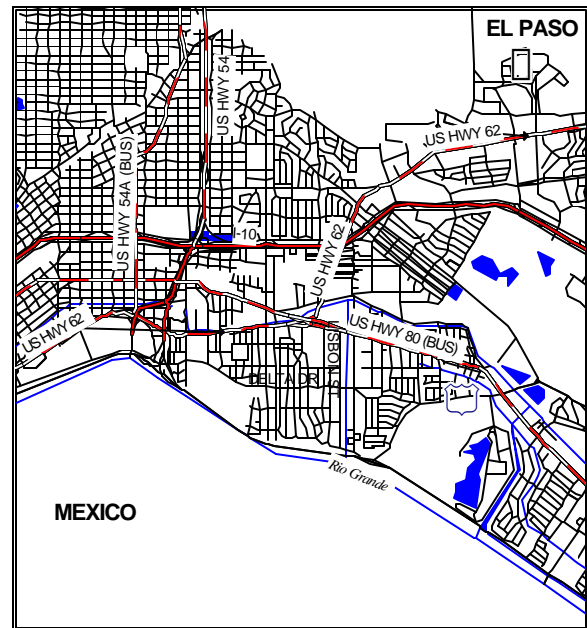
El Paso State Center

Location:

6700 Delta Dr, El Paso, El Paso County, Texas

Legal Description:

Volume 380 Page 701 El Paso County Deed Records

Encumbrances**Physical** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: ...12/7/2004	Acres: 20.00	Bldgs.:16	Bldg. Area: 119,652 sq.ft.
Sen. Dist.29	Rep. Dist.76	FAR: ... 0.14%	Building Value: \$3,431,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$400,000
Frontage:Delta Dr			Total Market Value: \$3,831,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Commercial, Residential, Recreational		
Current Use:	State Center		
Highest and Best Use:	Residential Development		
Agency Projected Use:	State Center		

HHSC - DADS uses this site to accommodate a state center. It is located on Delta Dr on the east side of El Paso. Improvements consist of 16 buildings, roads, surface parking areas, landscaping and fencing. Surrounding land uses are governmental, recreational, residential and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. There is a deed reversion clause stating the land may only be used for a human development center or a public purpose.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

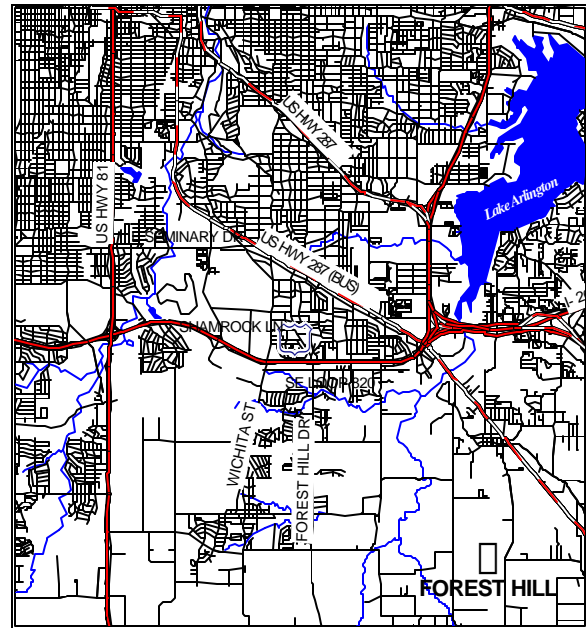
Forest Hill Shamrock Ln Group Home

Location:

3313 Shamrock Ln, Forest Hill, Tarrant County, Texas

Legal Description:

Volume 388-212 Page 27 Tarrant County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None
Easements: Utility

Location Map

Appraisal Date:9/2/2004	Acres: 1.13	Bldgs.:1	Bldg. Area: 1,983 sq.ft.
Sen. Dist.10	Rep. Dist.95	FAR: ... 0.04%	Building Value: \$110,200
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$12,800
Frontage:Shamrock Ln			Total Market Value: \$123,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

The HHSC-DADS currently uses this site to accommodate a one-story brick veneer group home. The property is located on Shamrock Ln on the west side of the city of Forest Hill in Tarrant County. Surrounding land use in this area is residential. It is a typical floor plan with four bedrooms, two baths and a common living area.

The appraisal indicates the highest and best use is residential to include the present use. Forest Hill is a community near Ft. Worth. The subject neighborhood is an older area of the city developed in the late 1940's. Little new development is taking place. Forest Hill is considered a suburb of Ft. Worth.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Fort Worth Meaders Ave Group Home

Location:

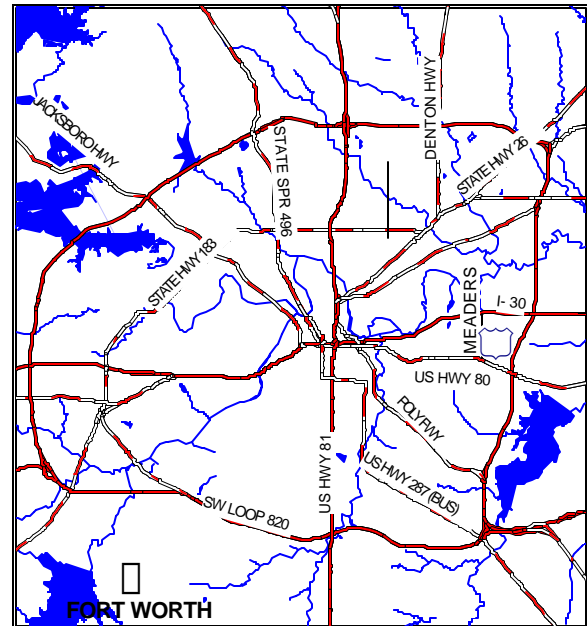
2620 Meaders St, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 388J Page 33 Tarrant County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 2.16	Bldgs.: 1	Bldg. Area: 3,190 sq.ft.
Sen. Dist.: 10	Rep. Dist.: 95	FAR: ... 0.03%	Building Value: \$199,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$56,000
Frontage: Meaders St			Total Market Value: \$255,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a group care home. The property is located on Meaders St in the southwest portion of the city of Ft. Worth. It is improved with a one-story brick home. Surrounding land use is entirely residential.

The appraisal indicates the highest and best use is residential. The Metroplex has exhibited substantial growth in the past years and this pattern is predicted to continue.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Fort Worth Sandy Ln Group Home

Location:

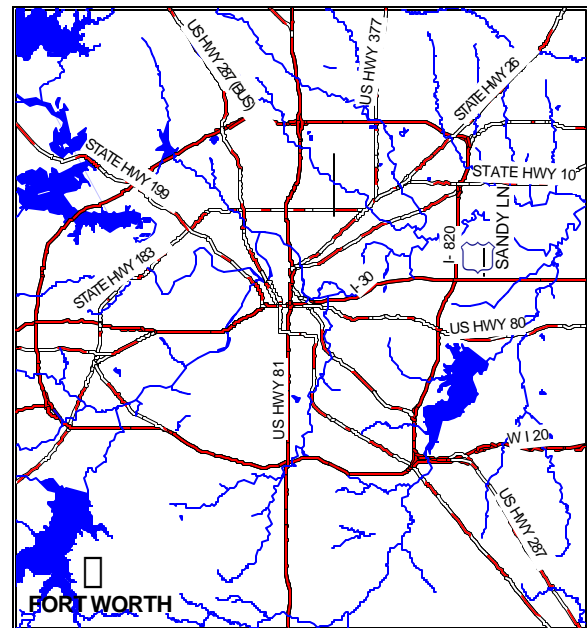
701 Sandy Ln, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 388 Page 64 Tarrant County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 2.20	Bldgs.: 1	Bldg. Area: 2,768 sq.ft.
Sen. Dist.: 12	Rep. Dist.: 95	FAR: ... 0.03%	Building Value: \$182,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$135,000
Frontage: Sandy Ln			Total Market Value: \$317,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site as a group home. It is located on Sandy Ln on the east side of Ft. Worth. It is a typical group home with four bedrooms and the lots in this neighborhood are restricted to residential development. The home is occupying the northeast corner of the property. The physical layout of the site leaves room for construction of additional improvements or development if so desired. Surrounding land use is primarily residential.

The highest and best use as improved is to continue in the present use. Ft. Worth is the western end of what is considered the Metroplex consisting of Ft. Worth, Dallas, Arlington, Hurst, Euless, Irving, Plano, Garland and Mesquite. The area has enjoyed substantial economic and population growth in the past years and growth is expected to continue.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Fort Worth Williams Rd Group Home

Location:

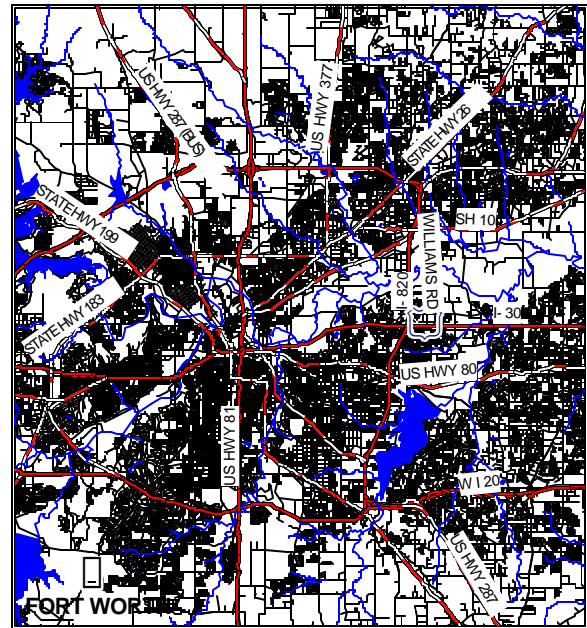
1136 Williams Rd, Fort Worth, Tarrant County, Texas

Legal Description:

Volume 1255 Page 306 Tarrant County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 1.01	Bldgs.: 1	Bldg. Area: 3,623 sq.ft.
Sen. Dist.: 12	Rep. Dist.: 95	FAR: ... 0.08%	Building Value: \$195,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$62,000
Frontage: Williams Rd			Total Market Value: \$257,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site, located on Williams Rd in the eastern part of Fort Worth, as a group home. It is a typical group home with four bedrooms. The lot is larger than other group home lots but the placement of the house prohibits any further development. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use for this site is residential development to include the present use as a group home. The Ft. Worth area is enjoying substantial economic and population growth.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Groesbeck Jane St Group Home #2

Location:

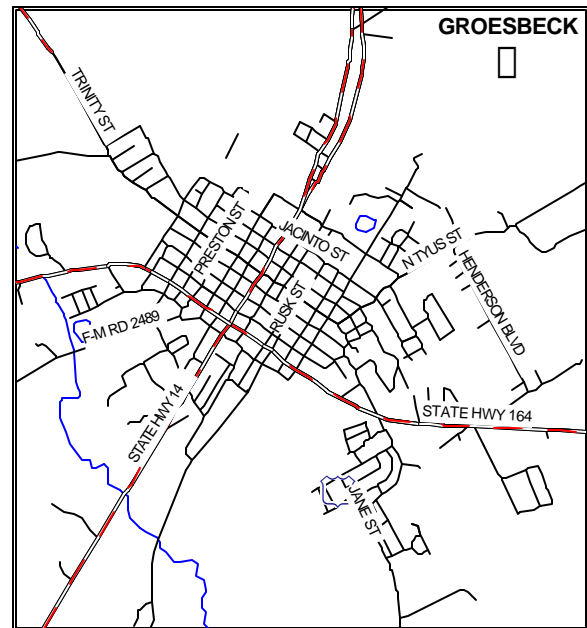
103 Jane St, Groesbeck, Limestone County, Texas

Legal Description:

Volume 897 Page 218 Limestone County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/13/2004	Acres: 0.30	Bldgs.: 1	Bldg. Area: 2,522 sq.ft.
Sen. Dist. 5	Rep. Dist. 8	FAR: ... 0.19%	Building Value: \$117,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Unzoned			Land Value: \$3,000
Frontage: Jane St			Total Market Value: \$120,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site on Jane St in Groesbeck as a group home serving the needs of mentally handicapped clients. The group home is located in one of the two newer residential areas. It is a typical group home with four bedrooms. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use for this site is to continue as a group home. There is a subdivision restriction limiting development to residential.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Groesbeck Parkside Dr Group Home

Location:

612 Parkside Dr, Groesbeck, Limestone County,
Texas

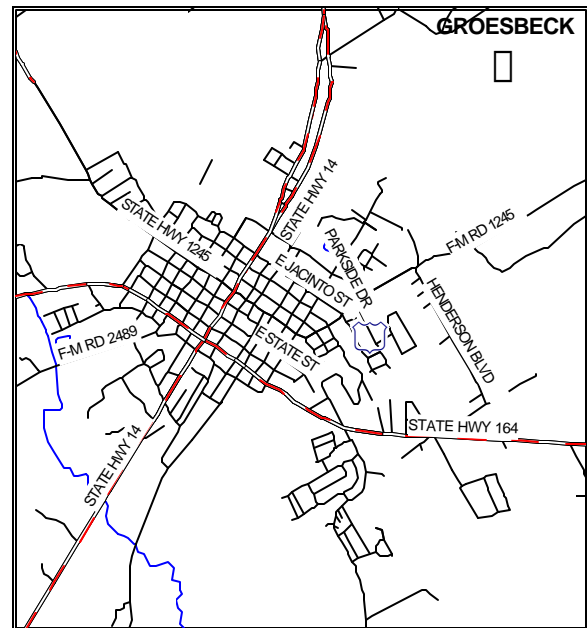
Legal Description:

Volume 867 Page 293 Limestone County Deed
Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/13/2004	Acres: 0.37	Bldgs.: 1	Bldg. Area: 2,866 sq.ft.
Sen. Dist. 5	Rep. Dist. 8	FAR: ... 0.18%	Building Value: \$131,400
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Unzoned			Land Value: \$3,600
Frontage: Parkside Dr			Total Market Value: \$135,000
Utilities:	Electricity, Gas, Telephone, Water		
Surrounding Uses:	Residential, Medical		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home located in Groesbeck on Parkside Dr. It is a typical group home with four bedrooms and a common living area. The site is located in an older residential area that is considered completely developed. Surrounding land use is primarily residential and medical services.

The appraisal indicates the highest and best use for this site is to continue as a group home.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Health Department Headquarters and
the Moreton Building**Location:**

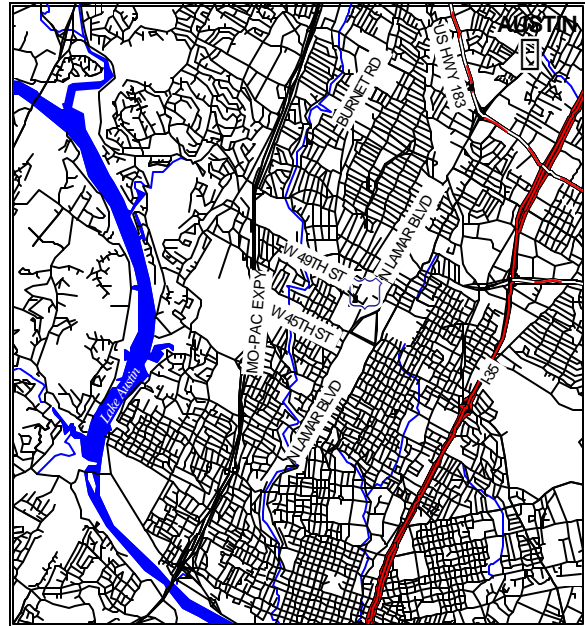
1100 West 49th St, Austin, Travis County, Texas

Legal Description:

Volume 9365 Page 312 Travis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/1/2005	Acres: 22.68	Bldgs.:19	Bldg. Area: 642,412 sq.ft.
Sen. Dist.14	Rep. Dist.49	FAR: ... 0.65%	Building Value: \$58,500,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$3,500,000
Frontage:49th St, Grover Ave			Total Market Value: \$62,000,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Governmental		
Current Use:	Offices and Laboratory		
Highest and Best Use:	HHSC Headquarters		
Agency Projected Use:	Offices and Laboratory		

HHSC - DSHS currently uses this site to accommodate the administrative offices and laboratory facilities. The property is located between 49th St and Grover Ave near North Loop Blvd in north-central Austin. It is improved with 19 buildings, in average condition, and infrastructure. Surrounding land uses include residential, commercial and governmental sites. The new appraisal included the Moreton Building (GLO ID# 1936) since it is located on this pad site.

The site is well suited to its present use. Although the land's proximity to the downtown area makes it valuable, the improvements represent approximately 95% of the total value. The highest and best use is to continue as an office and laboratory.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

HHSC 45th St Headquarters

Location:

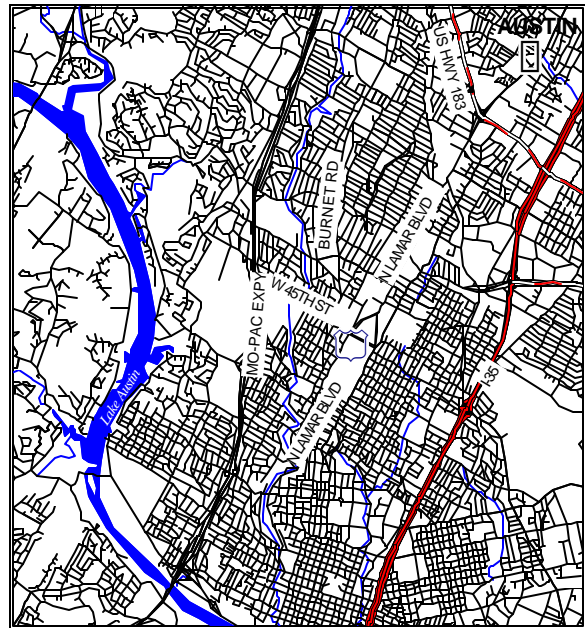
45th St and Lamar Blvd, Austin, Travis County, Texas

Legal Description:

Vol L-1 Pg 366 Vol M Pg 29 Vol Q Pg 247 Travis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/11/2005	Acres: 8.78	Bldgs.:2	Bldg. Area: 89,944 sq.ft.
Sen. Dist.14	Rep. Dist.49	FAR: ... 0.24%	Building Value: \$1,700,000
% in Floodplain: 0%	SlopeLevel		Improvement Value:
Zoning:Unzoned		Land Value: \$2,300,000	
Frontage:45th St, Lamar Blvd		Total Market Value: \$4,000,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Medical, Commercial, Residential		
Current Use:	HHSC Central Office		
Highest and Best Use:	Office or Commercial Development		
Agency Projected Use:	HHSC Central Office		

This site is located in Austin at 45th and Lamar Blvd and is used as part of HHSC Austin Headquarters. It is part of the Austin State Hospital Complex and is developed with two office buildings, parking and landscaping.

The appraisal indicates the highest and best use as vacant would be for office or commercial development. The agency is now using the buildings for offices and plans to continue that usage. HHSC reports that having all central office employees located in one location is a key factor in overall efficiency and operations. Austin is experiencing a strong economy and this tract is considered to be in a prime location.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Laredo Columbia Dr Group Home

Location:

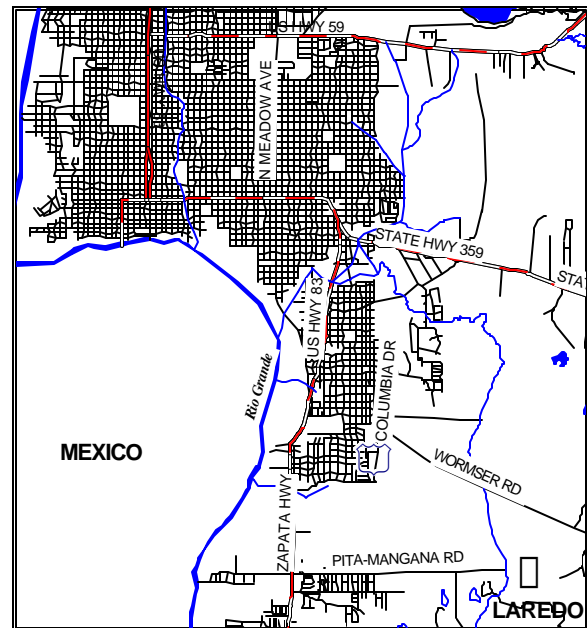
3105 Columbia Dr, Laredo, Webb County, Texas

Legal Description:

Volume 10 Page 623 Webb County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/15/2004	Acres: 0.30	Bldgs.:1	Bldg. Area: 2,702 sq.ft.
Sen. Dist.21	Rep. Dist.31	FAR: ... 0.21%	Building Value: \$115,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$45,000
Frontage:Columbia Dr			Total Market Value: \$160,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a four-bedroom group home serving the needs of disabled clients. It is located on Columbia Dr in the southeast part of Laredo. Geared to the disabled, it is equipped with railings in the bath, and wheel chair accessible halls and counter tops. The surrounding land use is residential.

The appraisal indicates the highest and best use is residential to include the present use. Laredo's economy depends largely upon trade between Mexico and the States. The economy is booming and is favorably affecting population and construction.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Laredo Los Ebanos Dr Group Home

Location:

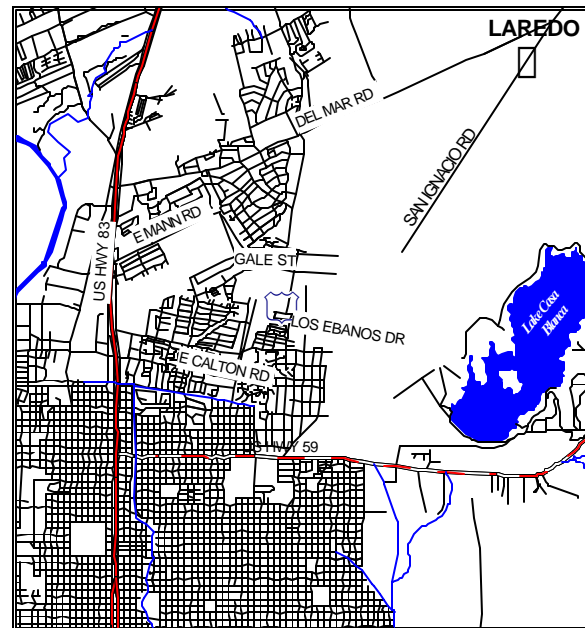
1436 Los Ebanos Dr, Laredo, Webb County, Texas

Legal Description:

Volume 1510 Page 143 Webb County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/15/2004	Acres: 0.25	Bldgs.:1	Bldg. Area: 2,702 sq.ft.
Sen. Dist.21	Rep. Dist.42	FAR: ... 0.24%	Building Value: \$125,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$50,000
Frontage:Los Ebanos Dr			Total Market Value: \$175,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Laredo on Los Ebanos Dr as a group home. It's a typical floor plan with four bedrooms and a common living area. No deed restrictions are noted and the site is not in a floodplain. Surrounding land use is predominantly residential.

The appraisal indicates the highest and best use is residential to include the present use as a group home. Laredo's economy is booming, experiencing both commercial and residential growth. The subject neighborhood is enjoying growth resulting from the good economy.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

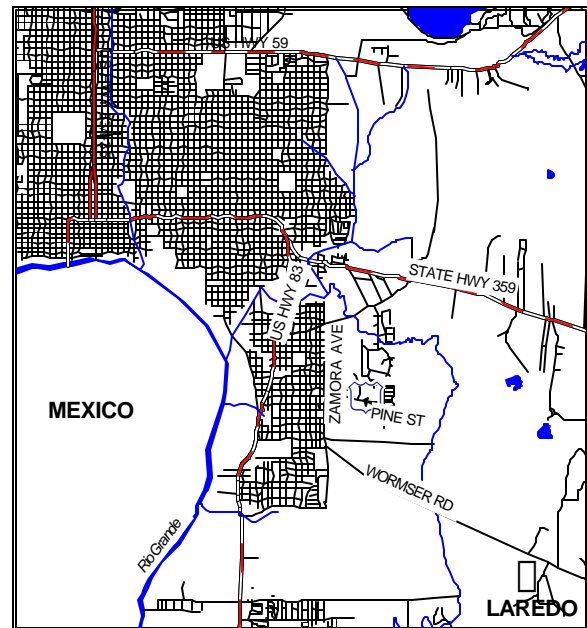
Laredo Pine St Group Home

Location:

3706 Pine St, Laredo, Webb County, Texas

Legal Description:

Volume 1510 Page 145 Webb County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None
Easements: Utility

Location Map

Appraisal Date: ...9/15/2004	Acres: 0.28	Bldgs.:1	Bldg. Area: 2,796 sq.ft.
Sen. Dist.21	Rep. Dist.31	FAR: ... 0.23%	Building Value: \$114,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$48,000
Frontage:Pine St			Total Market Value: \$162,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home. It is located in the southeast part of the city of Laredo. The home has four bedrooms and the zoning is single family residential. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is residential to include the present use. Laredo is experiencing tremendous population growth. In turn, residential and commercial construction is enjoying a healthy real estate market.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

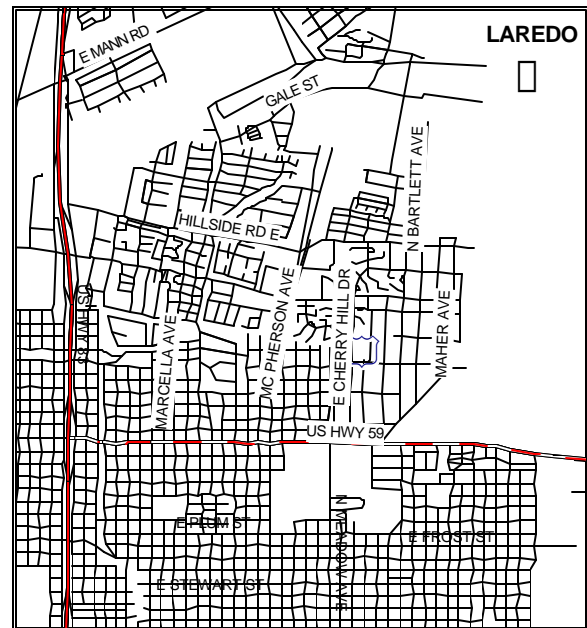
Laredo State Center

Location:

413 Cherry Hill Dr, Laredo, Webb County, Texas

Legal Description:

Vol 478 Pg 372 Vol 674 Pg 324 Webb County Deed Records

Encumbrances**Physical** None**Legal:** *Deed Restrictions:* Reversion Clause
Easements: Utility

Location Map

Appraisal Date: ...8/30/2004	Acres: 14.23	Bldgs.:15	Bldg. Area: 66,955 sq.ft.
Sen. Dist.21	Rep. Dist.42	FAR: ... 0.11%	Building Value: \$2,700,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Commercial			Land Value: \$3,600,000
Frontage:Cherry Hill Dr, Pappas St			Total Market Value: \$6,300,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial		
Current Use:	State Center		
Highest and Best Use:	State Center		
Agency Projected Use:	State Center		

Health and Human Services Commission uses the Laredo State Center for out-patient and public health care services. The site is considered fully developed and the buildings are in average condition. The deed contains a reversion clause that causes the property to revert back to the grantor if the land use changes during the first 30 years. Deed inception was October 1981. Surrounding land uses include residential and industrial.

The appraisal indicates highest and best use is to continue in the present use. The site is located near the Laredo International Airport. The City of Laredo has generally experienced tremendous population growth sparking residential and commercial construction.

Recommendation:***Retain for continued agency use.***

Texas General Land Office

Leon Valley Linkside Dr Group Home

Location:

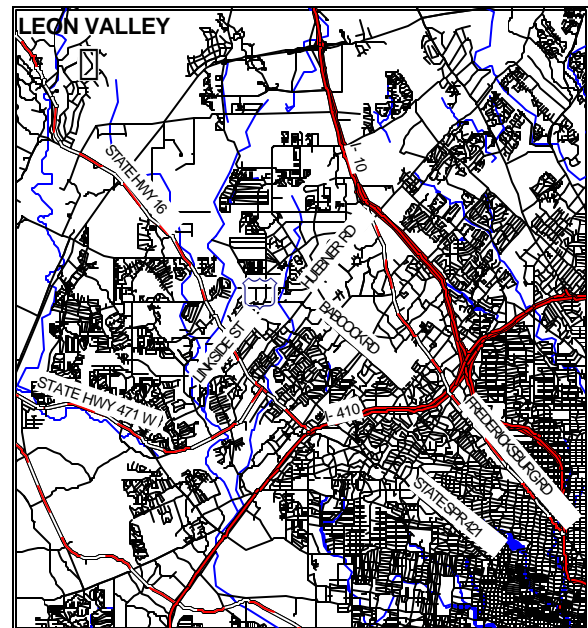
7622 Linkside St, Leon Valley, Bexar County, Texas

Legal Description:

Volume 5618 Page 419 Bexar County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/26/2004	Acres: 0.36	Bldgs.: 1	Bldg. Area: 2,544 sq.ft.
Sen. Dist.: 26	Rep. Dist.: 125	FAR: ... 0.16%	Building Value: \$148,000
% in Floodplain: 0%	Slope Moderate		Improvement Value: \$0
Zoning: Residential			Land Value: \$35,000
Frontage: Linkside St			Total Market Value: \$183,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a group care home. The property is located on Linkside St near Hwy 16, just northwest of San Antonio in a community called Leon Valley. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is residential to include the present use. In the future, Leon Valley is expected to enjoy the growth trend that San Antonio is experiencing.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Lubbock Psychiatric Site

Location:

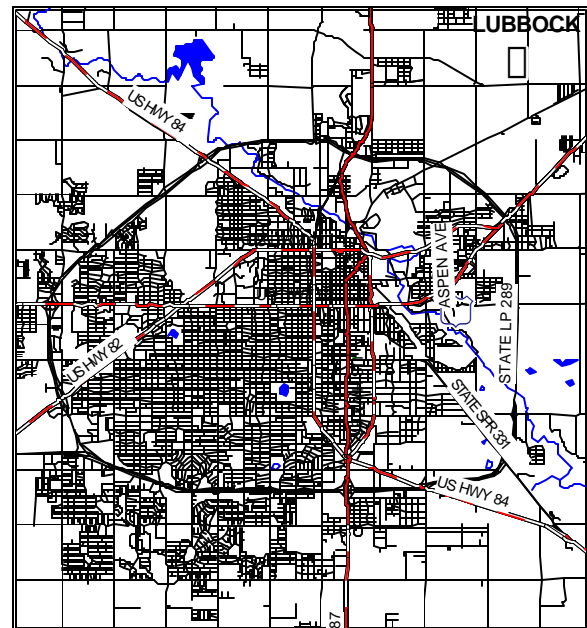
1950 Aspen Ave, Lubbock, Lubbock County, Texas

Legal Description:

Volume 4359 Page 48 Lubbock County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Drainage



Location Map

Appraisal Date: ...10/6/2004	Acres: 8.00	Bldgs.:2	Bldg. Area: 30,716 sq.ft.
Sen. Dist.28	Rep. Dist.84	FAR: ... 0.09%	Building Value: \$2,395,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$22,000
Frontage:Aspen Ave			Total Market Value: \$2,417,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational		
Current Use:	Psychiatric Hospital		
Highest and Best Use:	Psychiatric Hospital		
Agency Projected Use:	Psychiatric Hospital		

This site is known as the Lubbock Psychiatric Hospital providing treatment and housing for psychiatric patients. It is located on Aspen Ave about one-half mile west of Loop 289. The improvements consist of an office and hospital. Surrounding land use is agricultural and to the south is Lubbock City Park.

The appraisal indicates the highest and best use is to continue in the present use. Agriculture and medical industries are the predominant source of income in the area.

Recommendation:***Retain for continued agency use.***

Texas General Land Office

Lubbock State School

Location:

3401 North University Ave, Lubbock, Lubbock County, Texas

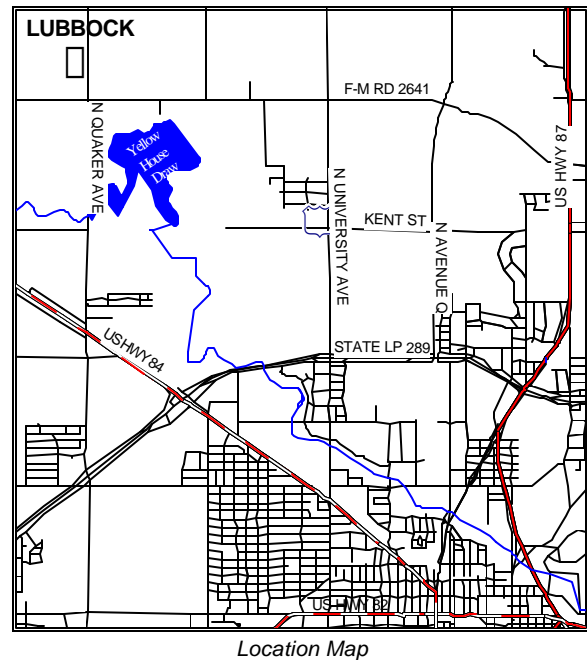
Legal Description:

Vol 1054 Pg 165 Vol 1205 Pg 25 Lubbock County
Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility, Access



Location Map

Appraisal Date:2/9/2005	Acres: 226.14	Bldgs.:40	Bldg. Area: 347,982 sq.ft.
Sen. Dist.28	Rep. Dist.84	FAR: ... 0.04%	Building Value: \$9,370,000
% in Floodplain: 0%	SlopeModerate		Improvement Value: \$0
Zoning:Residential			Land Value: \$678,000
Frontage:University Ave			Total Market Value: \$10,048,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Vacant		
Current Use:	State School		
Highest and Best Use:	State School		
Agency Projected Use:	State School		

HHSC - DADS currently uses this site to accommodate a state school facility. The property is located on North University Ave on the north side of Lubbock. It is improved with 40 buildings, roadways, supporting utilities and other related improvements. Surrounding land uses include residential, industrial, agricultural and recreational.

The appraisal indicates the highest and best use is the current use. Some portions of the tract are considered underutilized, but the deed contains a reversion clause preventing any other use than for the care of the mentally retarded. If the use should change, the property reverts to the City of Lubbock.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Marlin Foster St Group Home

Location:

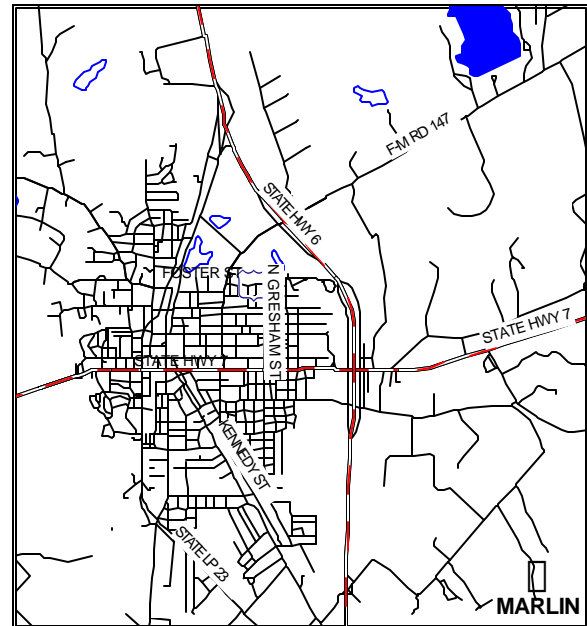
709 Foster St, Marlin, Falls County, Texas

Legal Description:

Volume 32 Page 139 Falls County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 0.84	Bldgs.:1	Bldg. Area: 2,751 sq.ft.
Sen. Dist.22	Rep. Dist.57	FAR: ... 0.08%	Building Value: \$115,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential		Land Value: \$10,000	
Frontage:Foster St		Total Market Value: \$125,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this facility located in Marlin on Foster St as a group home. The property is located in the northwest section of the city. The home is a typical group home design with four bedrooms and two baths. Surrounding land use is primarily residential. Marlin is a small community located in Falls County with a stable real estate market.

The highest and best use for this property is for residential development to include the current use.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Marlin Robert E. Lee Dr Group Home

Location:

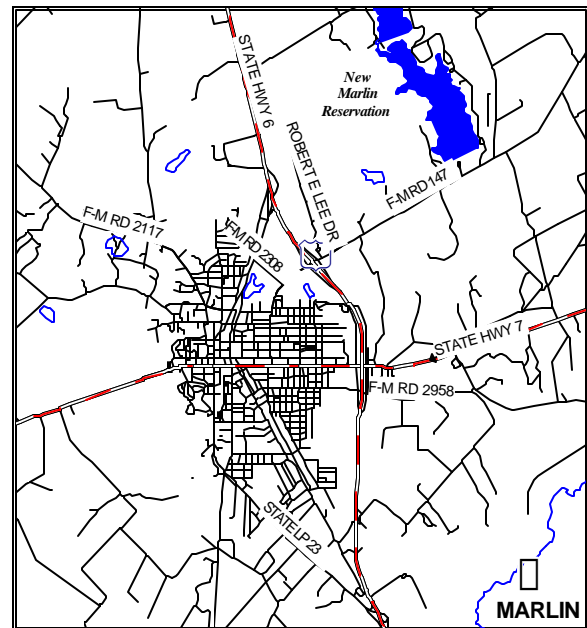
1606 Robert E. Lee Dr, Marlin, Falls County, Texas

Legal Description:

Volume 32 Page 141 Falls County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 0.25	Bldgs.:1	Bldg. Area: 2,882 sq.ft.
Sen. Dist.22	Rep. Dist.57	FAR: ... 0.27%	Building Value: \$126,200
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$3,800
Frontage:Robert E. Lee Dr			Total Market Value: \$130,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a group care home. The property is located on Robert E. Lee Dr in the northeast part of the city of Marlin. This is a typical floor plan with four bedrooms and a common living area. Surrounding land uses include residential, multi-family units and vacant land.

The appraisal indicates the highest and best use is to continue in the present use. Marlin is a small community and its real estate market is stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Monahans New Start Group Home

Location:

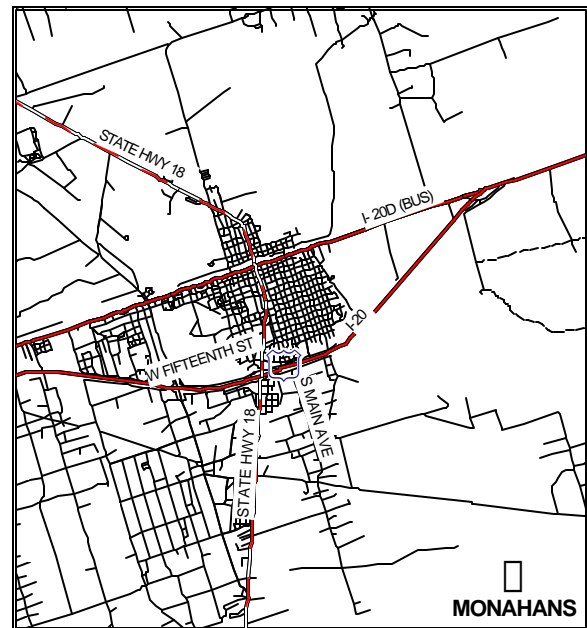
1900 South Main St, Monahans, Ward County, Texas

Legal Description:

Volume 589 Page 585 Ward County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/25/2004	Acres: 0.45	Bldgs.: 1	Bldg. Area: 2,696 sq.ft.
Sen. Dist.: 19	Rep. Dist.: 74	FAR: ... 0.14%	Building Value: \$96,600
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Commercial			Land Value: \$21,200
Frontage: Main St			Total Market Value: \$117,800
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Monahans as a group home. The property is located on South Main St on the southern edge of the city. It is improved with a typical group home floor plan with four bedrooms and a common area.

The appraisal indicates the highest and best use is residential, to include the present use. Petrochemicals and agriculture are the chief economic industries in the Monahans area. Little growth is occurring in the city and population has remained stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Needville Female Behavioral
Intervention Group Home**Location:**

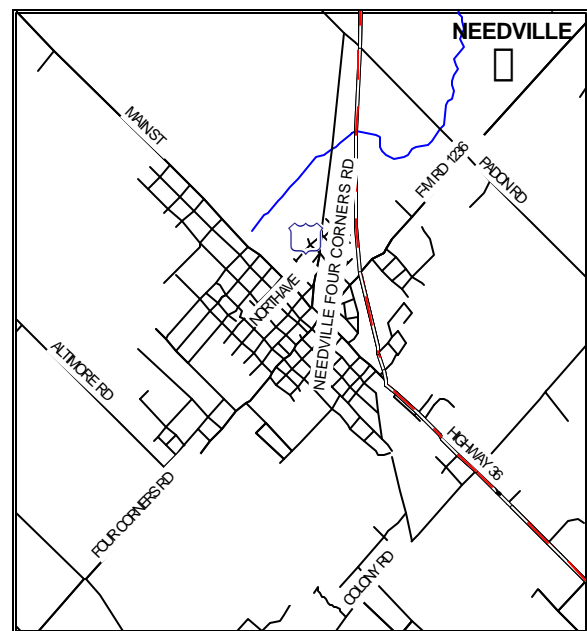
2902 North Ave, Needville, Fort Bend County, Texas

Legal Description:

Volume 500 Page 2 Fort Bend County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/28/2005	Acres: 0.67	Bldgs.:1	Bldg. Area: 3,223 sq.ft.
Sen. Dist.18	Rep. Dist.28	FAR: ... 0.11%	Building Value: \$203,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$27,000
Frontage:North Ave, Charity St			Total Market Value: \$230,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

This female behavioral intervention group home is located in Needville, approximately 45 miles southwest of Houston. Surrounding land use is residential and vacant.

The appraisal indicates the highest and best use is for residential use. Needville is a small community within commuting distance from Houston. Development will occur toward the northeast as market demand moves in that direction.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

North Texas State Hospital - Vernon Campus

Location:

Hwy 70 or College Dr, Vernon, Wilbarger County, Texas

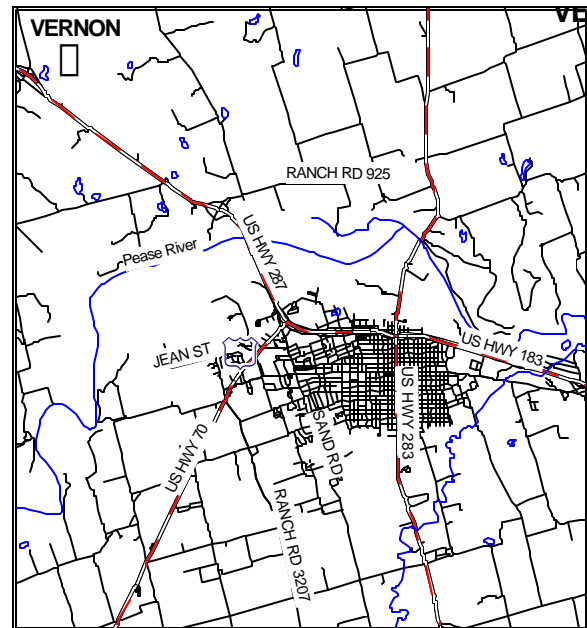
Legal Description:

Volume 176 Page 491 Wilbarger County Deed Records

Encumbrances

Physical None

Legal: *Deed Restrictions:* Reversion Clause
Easements: Utility



Location Map

Appraisal Date:3/1/2005	Acres: 65.32	Bldgs.:34	Bldg. Area: 320,683 sq.ft.
Sen. Dist.30	Rep. Dist.68	FAR: ... 0.11%	Building Value: \$13,423,000
% in Floodplain: 100%	SlopeLevel		Improvement Value: \$0
Zoning:Civic			Land Value: \$52,000
Frontage:Hwy 70 or College Dr			Total Market Value: \$13,475,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Agricultural, Commercial		
Current Use:	State Hospital		
Highest and Best Use:	State Hospital		
Agency Projected Use:	State Hospital		

HHSC - DSHS uses this site located in southwest Vernon, known as the North Texas State Hospital - Vernon Campus as a high-security state hospital facility. It is improved with 34 buildings, drives, parking and landscaping. The entire tract is located in the flood zone AE meaning ponds develop during heavy rains. Surrounding land uses include residential, agricultural and commercial. The site is a large acreage tract within the city limits of Vernon with commercial influences.

The appraisal indicates the highest and best use as improved is to continue in the present use. Like most areas in this part of Texas, Vernon experienced a decline in property values in the mid 1980s. Growth and property values in Vernon are expected to remain stable.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

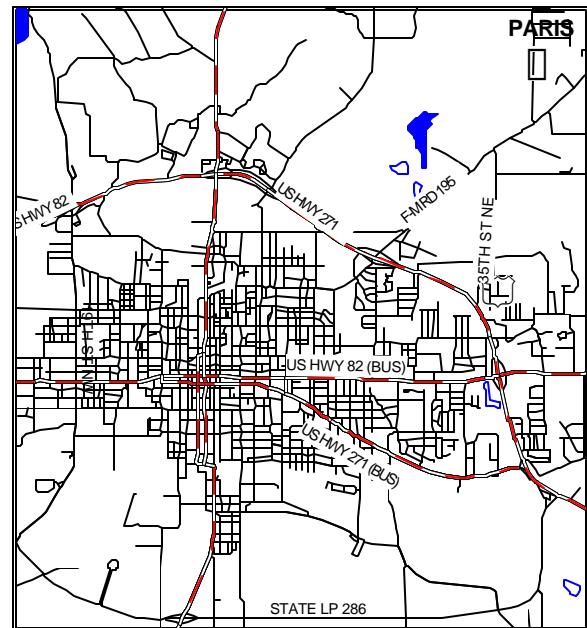
Paris 35th St Group Home

Location:

1100 35th St Northeast, Paris, Lamar County, Texas

Legal Description:

Volume 468 Page 12 Lamar County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None
Easements: Utility

Location Map

Appraisal Date: ...9/30/2004	Acres: 0.26	Bldgs.:1	Bldg. Area: 2,446 sq.ft.
Sen. Dist.1	Rep. Dist.3	FAR: ... 0.22%	Building Value: \$94,500
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$10,500
Frontage:35th St Northeast			Total Market Value: \$105,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site on 35th St Northeast in Paris as a group home for mentally retarded females. It is a typical group home consisting of 2,446 square feet. Surrounding land use is residential and multi-family development.

The appraisal indicates the highest and best use is residential to include the current use. The subject is located outside northeast Loop 286 in the North Park Addition. It is slightly overbuilt compared to other homes in the area.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Paris Kessler St Group Home

Location:

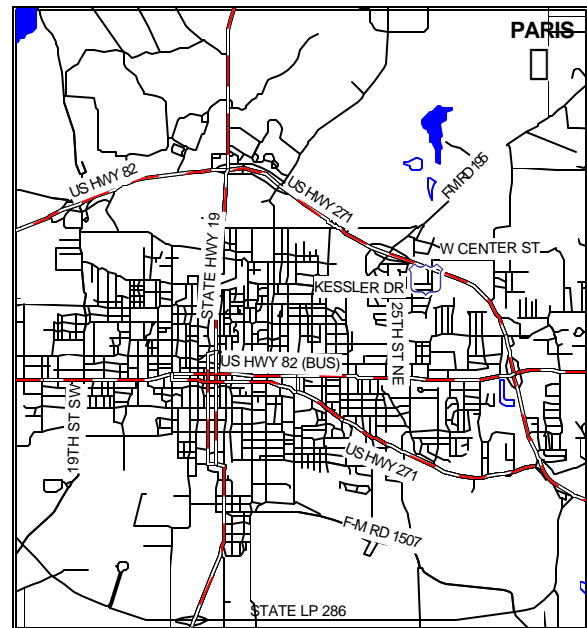
2875 Kessler Dr, Paris, Lamar County, Texas

Legal Description:

Volume 346 Page 284 Lamar County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/29/2004	Acres: 0.50	Bldgs.:1	Bldg. Area: 2,872 sq.ft.
Sen. Dist.1	Rep. Dist.3	FAR: ... 0.13%	Building Value: \$107,500
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$17,500
Frontage:Kessler Dr			Total Market Value: \$125,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this property located on Kessler Dr in Paris as a group home. The neighborhood is primarily residential with some multi-family development. It is a typical group home offering assisted living arrangements to mentally challenged clients.

The appraisal indicates the highest and best use is for residential development to include the current use. Paris is the county seat of Lamar County. It has a strong industrial and agricultural base. The real estate market is stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

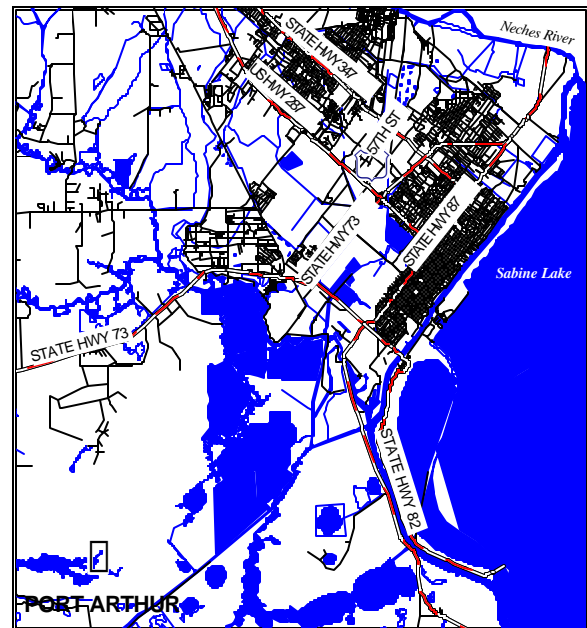
Port Arthur Community Facility

Location:

3419 57th St, Port Arthur, Jefferson County, Texas

Legal Description:

Volume 39 Page 65 Jefferson County Deed Records

Encumbrances**Physical** None**Legal:** *Deed Restrictions:* Reversion Clause
Easements: Utility

Location Map

Appraisal Date: ...9/28/2004	Acres: 2.76	Bldgs.:1	Bldg. Area: 23,573 sq.ft.
Sen. Dist.17	Rep. Dist.21	FAR: 0.2%	Building Value: \$1,022,940
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Special			Land Value: \$81,785
Frontage:57th St			Total Market Value: \$1,104,725
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Vacant, Agricultural		
Current Use:	Community Facility		
Highest and Best Use:	Community Facility		
Agency Projected Use:	Community facility, subject to agency evaluation.		

This site located in the city of Port Arthur is currently being used as a HHSC - DADS community facility. The site is improved with one building and a covered parking area attached by a walkway. The building was constructed in 1992 and is well maintained. There is a deed reversion clause stating if used for other than a benevolent health care service it would revert to grantor. Surrounding land use is vacant agricultural, vacant commercial, and a National Guard Armory.

The appraisal indicates the highest and best use is for a health care facility to include the present use. The real estate market in Port Arthur is stable and is expected to remain constant over the next few years.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Richmond Behavioral Treatment Center

Location:

1818 Collins Rd, Richmond, Fort Bend County, Texas

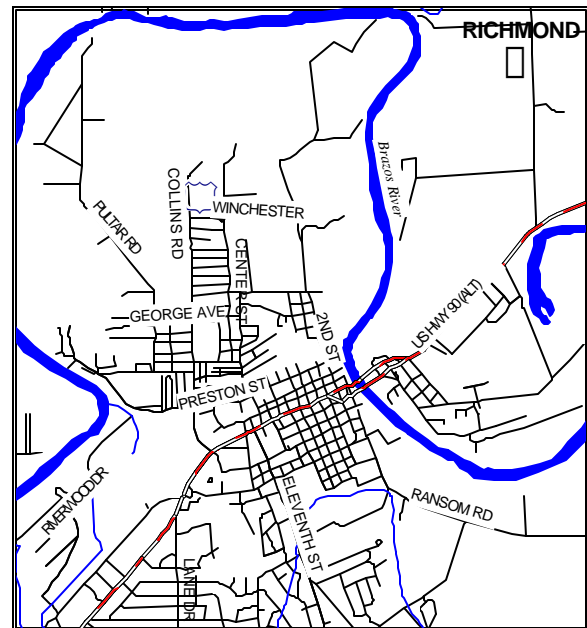
Legal Description:

Volume 11 Page 84 Fort Bend County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: Restricted Use
Easements: Utility



Location Map

Appraisal Date: ...1/28/2005	Acres: 26.81	Bldgs.:3	Bldg. Area: 14,866 sq.ft.
Sen. Dist.18	Rep. Dist.27	FAR: ... 0.12%	Building Value: \$737,500
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$188,000
Frontage:Collins Rd			Total Market Value: \$925,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Recreational, Residential, Agricultural		
Current Use:	Treatment Center		
Highest and Best Use:	Treatment Center		
Agency Projected Use:	Treatment center, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a behavioral treatment and training center. The property is located on Collins Rd in the northern portion of Richmond. There is a deed restriction in place preventing other uses than treatment of mentally ill or retarded clients. Surrounding land uses include residential, recreational and agricultural tracts.

The appraisal indicates the highest and best use is to remain a health facility in light of the deed restriction. There are numerous subdivisions near the site due to the commuting distance to Houston. Development will occur to the northwest as much vacant land is available.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

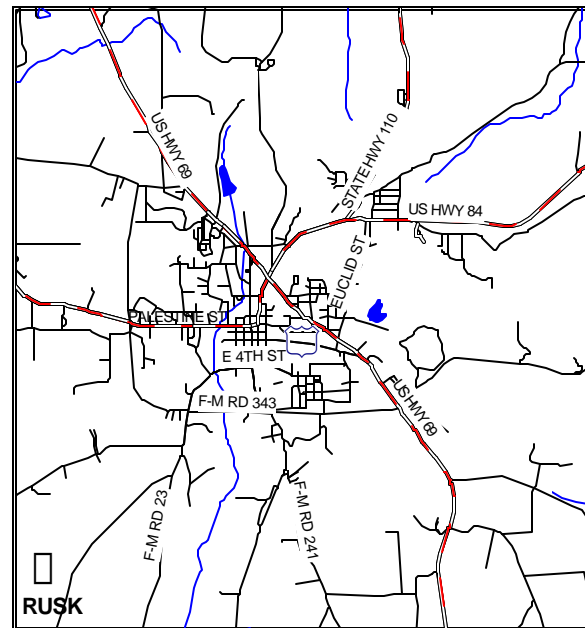
Rusk East 4th St Group Home

Location:

619 East 4th St, Rusk, Cherokee County, Texas

Legal Description:

Volume 1149 Page 212 Cherokee County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None
Easements: Utility

Location Map

Appraisal Date: 10/19/2004	Acres: 0.54	Bldgs.: 1	Bldg. Area: 2,309 sq.ft.
Sen. Dist. 3	Rep. Dist. 11	FAR: ... 0.10%	Building Value: \$95,000
% in Floodplain: 0%	Slope Moderate		Improvement Value: \$0
Zoning: Residential			Land Value: \$5,000
Frontage: East 4th St			Total Market Value: \$100,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

This group home is located on East 4th St in the city of Rusk, near the east Texas/Louisiana border. It is a typical group home floor plan with three bedrooms and a common living area, constructed in 1993. Surrounding land use includes single-family residential and vacant wooded tracts.

The appraisal indicates the highest and best use is residential development to include the current use. The subject neighborhood shows only limited growth but is considered stable. Little change in the real estate market in Rusk is anticipated.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Rusk Sharon St Group Home

Location:

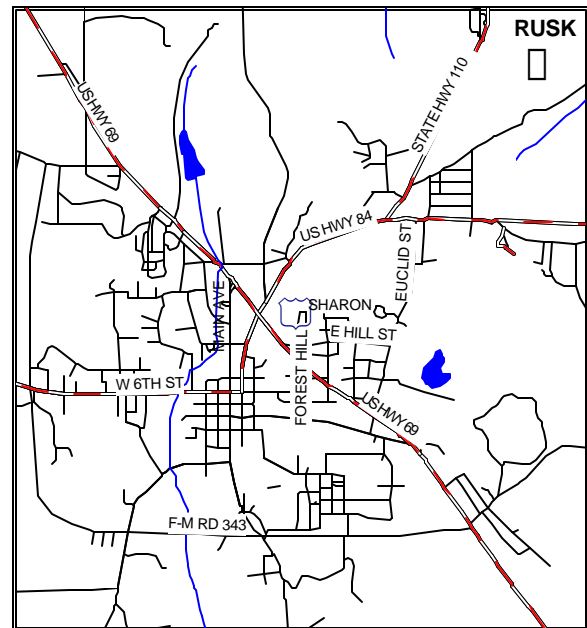
803 Sharon St, Rusk, Cherokee County, Texas

Legal Description:

Volume 3 Page 35 Cherokee County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 10/19/2004	Acres: 1.00	Bldgs.: 1	Bldg. Area: 2,309 sq.ft.
Sen. Dist.: 3	Rep. Dist.: 11	FAR: ... 0.05%	Building Value: \$92,200
% in Floodplain: 0%	Slope Steep		Improvement Value: \$0
Zoning: Residential			Land Value: \$7,800
Frontage: Sharon St			Total Market Value: \$100,000
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this residence as a group home. It is located on Sharon St in Rusk, near the east Texas border. It is a typical group home floor plan on a one acre lot. Surrounding land use includes single-family residential and vacant wooded land.

The appraisal indicates the highest and best use is residential development to include the current use. Rusk is not experiencing growth as are other Texas cities since it is located away from interstate highways and is not a major attraction for industry. The real estate market has been slow.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

SA Calm Lake Dr Barrier Free Group Home #1

Location:

6718 Calm Lake Dr, San Antonio, Bexar County,
Texas

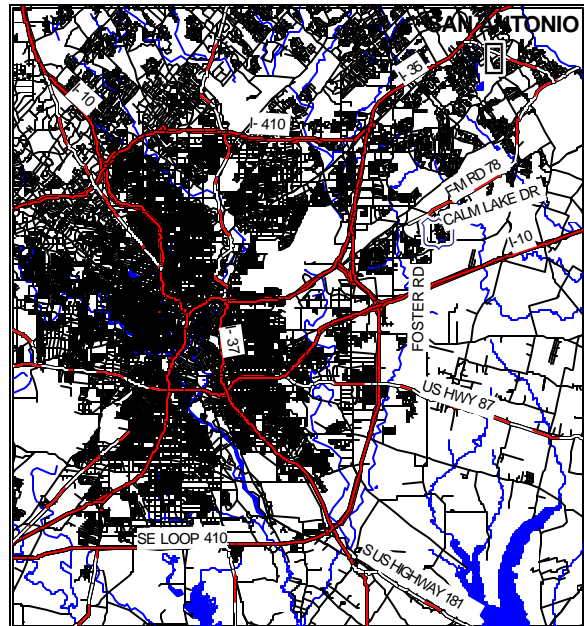
Legal Description:

Volume 443 Page 263 Bexar County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/27/2004	Acres: 0.55	Bldgs.: 1	Bldg. Area: 2,225 sq.ft.
Sen. Dist.: 21	Rep. Dist.: ... 120	FAR: ... 0.09%	Building Value: \$103,200
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$38,000
Frontage: Calm Lake Dr			Total Market Value: \$141,200
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a group care home. The property is located on Calm Lake Dr on the east side of the city of San Antonio. The improvements consist of a one-story brick home. Surrounding land use is residential and some vacant lots.

The appraisal indicates the highest and best use is for residential development to include the present use.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

SA Eisenhower Rd Barrier Free Group Home #2

Location:

2927 Eisenhower Rd, San Antonio, Bexar County, Texas

Legal Description:

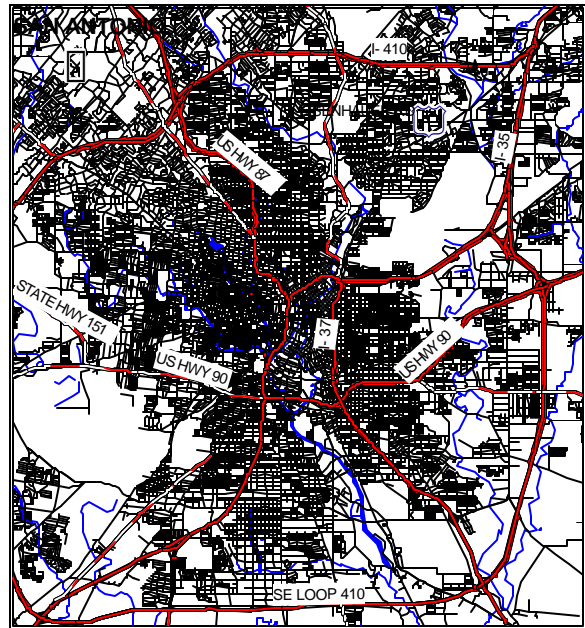
Lot 16 Block 2 Terrace North Bexar County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/26/2004	Acres: 0.30	Bldgs.: 1	Bldg. Area: 3,312 sq.ft.
Sen. Dist.: 25	Rep. Dist.: 121	FAR: ... 0.26%	Building Value: \$195,300
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$47,700
Frontage: Eisenhower Rd, Vandiver Dr			Total Market Value: \$243,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS currently uses this site to accommodate a group care home. The property is located on Eisenhower Rd in the northeast portion of the city of San Antonio. It is improved with a one-story brick home. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is residential to include the current use. The subject blends in well with the mixed residential and multi-family neighborhood.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

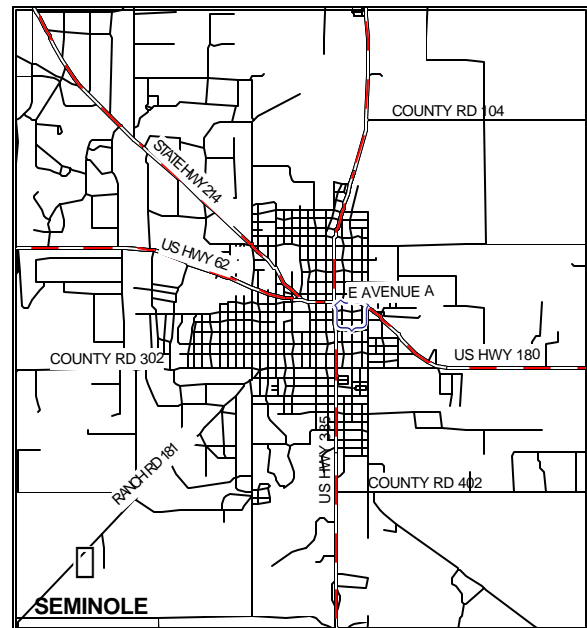
Seminole Vocation and Education Center

Location:

208 East Ave A, Seminole, Gaines County, Texas

Legal Description:

Vol 566 Pg 718 Vol 573 Pg 360 Gaines County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: Mineral Rights Reserved
Easements: Utility

Location Map

Appraisal Date: 10/26/2004	Acres: 0.48	Bldgs.: 1	Bldg. Area: 6,264 sq.ft.
Sen. Dist.: 31	Rep. Dist.: 83	FAR: 0.3%	Building Value: \$73,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Commercial		Land Value: \$21,000	
Frontage: East Ave A		Total Market Value: \$94,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Office, Commercial, Vacant		
Current Use:	Vocation and Educational Facility		
Highest and Best Use:	Vocational and Education Facility		
Agency Projected Use:	Vocation and Educational Facility, subject to agency evaluation.		

HHSC - DADS currently uses this site to support a vocational and educational center for the mentally disabled. The property is located near downtown Seminole in Gaines County on East Ave A. It is improved with a large one-story training building and surface parking. Generally, the surrounding land uses are office, commercial and vacant tracts.

The appraisal indicates the highest and best use is the current use as a training center. Seminole has experienced very little if any growth in recent years. Real estate activity is slow and no changes are expected.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Seymour Vocational Center

Location:

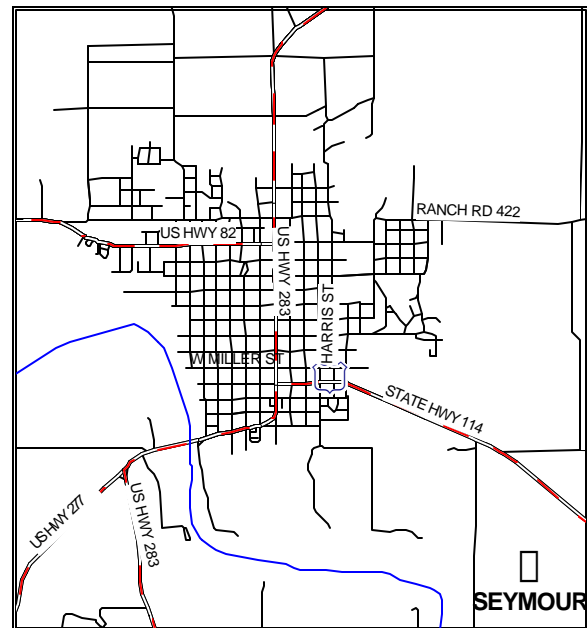
500 Hwy 114, Seymour, Baylor County, Texas

Legal Description:

Volume 250 Page 501 Baylor County Deed Records

Encumbrances**Physical** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/22/2005	Acres: 0.69	Bldgs.:1	Bldg. Area: 6,149 sq.ft.
Sen. Dist.30	Rep. Dist.68	FAR: ... 0.20%	Building Value: \$76,250
% in Floodplain: 50%	SlopeLevel		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$15,750
Frontage:Hwy 114, South Browning St.			Total Market Value: \$92,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Vocational Center		
Highest and Best Use:	Commercial Development		
Agency Projected Use:	Vocational center, subject to agency evaluation.		

This property is developed with a vocational training and counseling center for the mentally challenged. It is located in south Seymour on SH 114. At present the site is leased and operated by the Seymour Hospital. Surrounding land use is residential and vacant.

The appraisal indicates highest and best use as improved is to continue in the present use. If the site were undeveloped, it would best be suited for commercial development. Seymour has decreased in population during the past years. Like many other small towns in north central Texas that cater to the oil and gas industry, Seymour has suffered the market downturn. Demand for properties is limited.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Sweetwater Town Creek Dr Group Home

Location:

1207 Town Creek Dr, Sweetwater, Nolan County, Texas

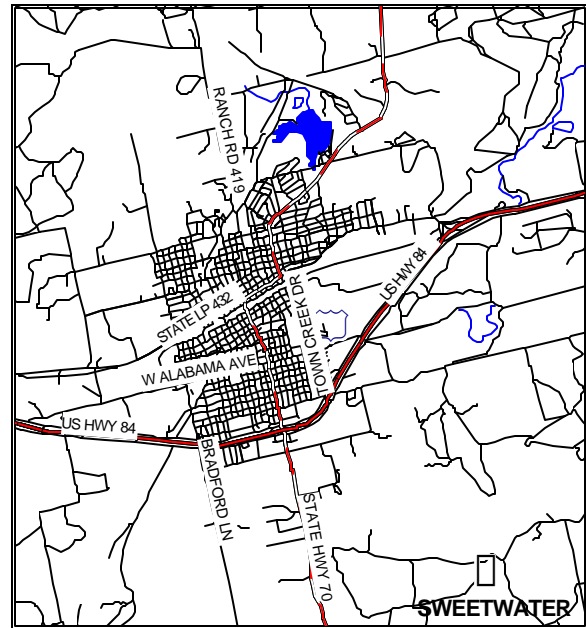
Legal Description:

Volume 313 Page 251 Nolan County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...9/28/2004	Acres: 0.37	Bldgs.:1	Bldg. Area: 2,589 sq.ft.
Sen. Dist.28	Rep. Dist.71	FAR: ... 0.16%	Building Value: \$76,700
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$1,300
Frontage:Town Creek Dr			Total Market Value: \$78,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

This site is used by HHSC - DADS for a group home. It is located in the east quadrant of the city of Sweetwater on Town Creek Dr. Surrounding land use is primarily residential with some vacant tracts.

The appraisal indicates highest and best use is residential to include the present use as a group home. Sweetwater is the county seat of Nolan County. Real estate activity is considered stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Teague Ash St Group Home

Location:

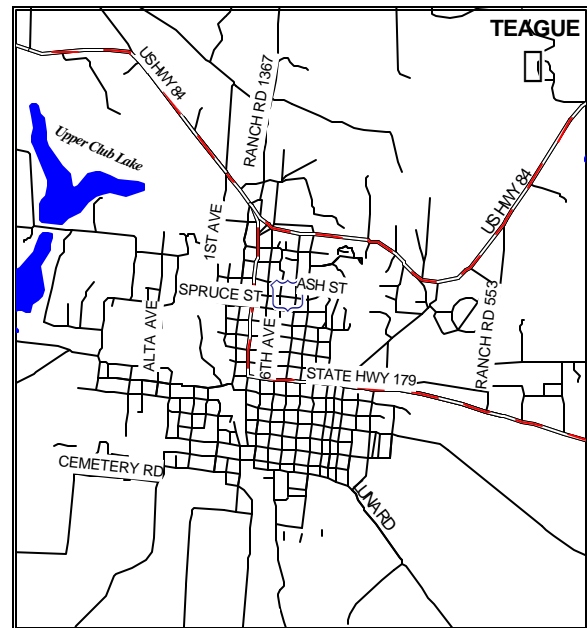
521 Ash St, Teague, Freestone County, Texas

Legal Description:

Volume 23 Page 640 Freestone County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...9/16/2004	Acres: 0.32	Bldgs.:1	Bldg. Area: 3,086 sq.ft.
Sen. Dist.5	Rep. Dist.8	FAR: ... 0.22%	Building Value: \$165,000
% in Floodplain: 0%	SlopeModerate		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$5,000
Frontage:Ash St			Total Market Value: \$170,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this facility, located on Ash St in the city of Teague, as a group home.
Surrounding land use is residential.

The appraisal indicates highest and best use is for residential development to include the present use. Teague is a small city with most commercial development occurring on Hwy 84/Loop 225 in the northern sector.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

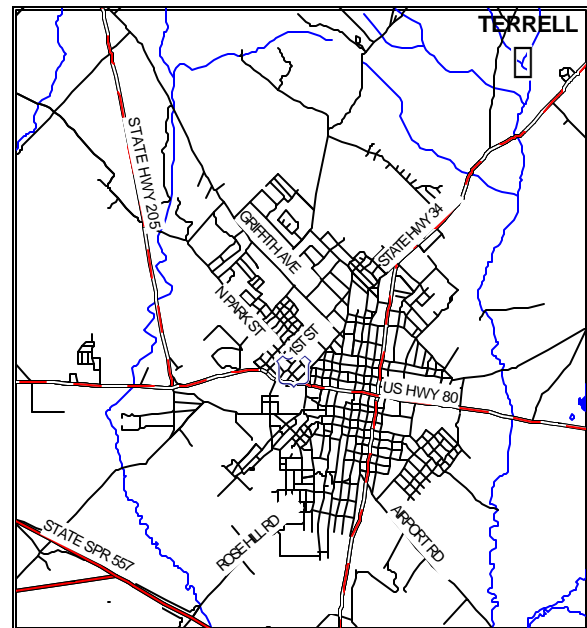
Terrell Park St Group Home

Location:

209 North Park St, Terrell, Kaufman County, Texas

Legal Description:

Volume 1153 Page 682 Kaufman County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None
Easements: Utility

Location Map

Appraisal Date:9/3/2004	Acres: 0.37	Bldgs.:1	Bldg. Area: 2,446 sq.ft.
Sen. Dist.2	Rep. Dist.4	FAR: ... 0.15%	Building Value: \$177,000
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$18,000
Frontage:North Park St, 1st St			Total Market Value: \$195,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home located in Terrell on North Park St. It is a typical group home with four bedrooms. Surrounding land use is primarily residential and commercial.

The appraisal indicates the highest and best use for this site is to continue as a group home. Terrell is located about 30 miles from downtown Dallas and is experiencing growth due to commuters.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Vernon Paradise St Family Visitor Home

Location:

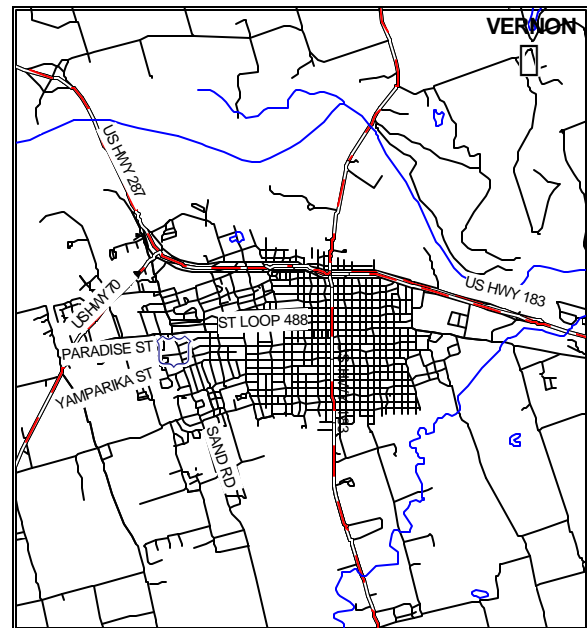
4200 Paradise St, Vernon, Wilbarger County, Texas

Legal Description:

Volume 315 Page 12 Wilbarger County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/22/2005	Acres: 0.61	Bldgs.:1	Bldg. Area: 3,648 sq.ft.
Sen. Dist.30	Rep. Dist.68	FAR: ... 0.14%	Building Value: \$160,250
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Residential			Land Value: \$12,750
Frontage:Paradise St			Total Market Value: \$173,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, School, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Vernon as a family visitor home in support of the Lubbock State School. It is located on Paradise St. Surrounding land use is residential, a school and vacant tracts.

The appraisal indicates the highest and best use is residential development to include the present use. Vernon is the county seat of Wilbarger County, located in extreme north central Texas. There has been some commercial development and a slight increase in population according to the 2000 census.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Waxahachie Johnston Blvd Group Home

Location:

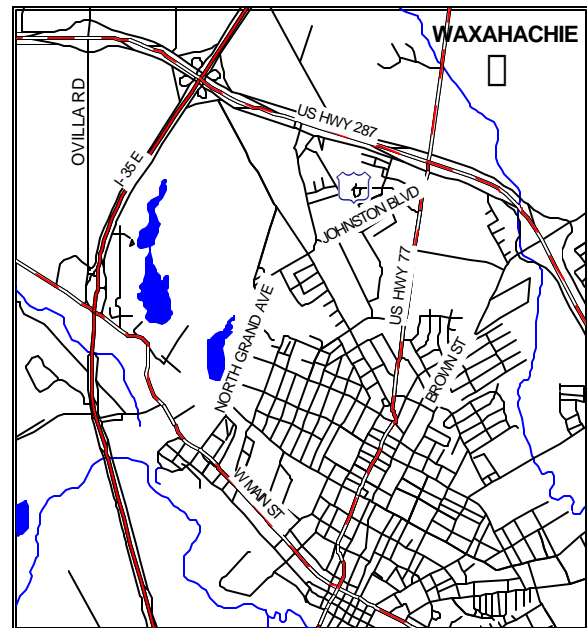
407 Johnston Blvd, Waxahachie, Ellis County, Texas

Legal Description:

Volume 925 Page 161 Ellis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/29/2004	Acres: 0.54	Bldgs.: 1	Bldg. Area: 2,948 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 10	FAR: ... 0.13%	Building Value: \$195,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$20,000
Frontage: Johnston Blvd			Total Market Value: \$215,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site as a group home located in Waxahachie on Johnston Blvd. It is a typical group home with four bedrooms and a common living area. Surrounding land use is primarily residential with some vacant tracts.

The appraisal indicates the highest and best use for this site is to continue as a group home.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Waxahachie Joseph St Group Home

Location:

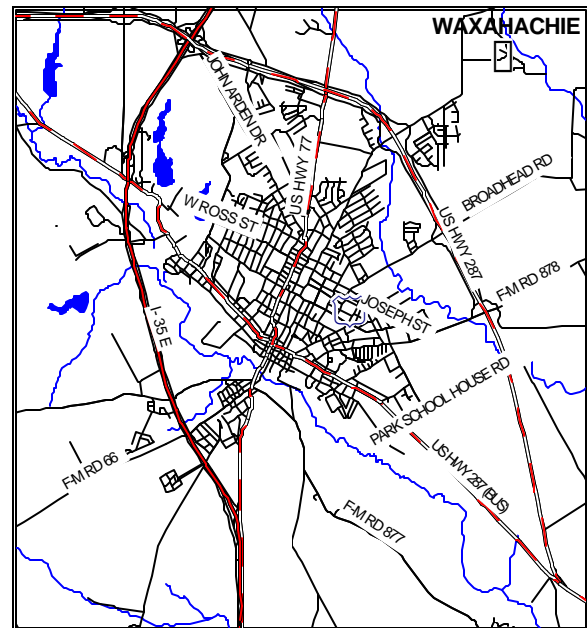
206 Joseph St, Waxahachie, Ellis County, Texas

Legal Description:

Volume 904 Page 1095 Ellis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/29/2004	Acres: 0.29	Bldgs.: 1	Bldg. Area: 2,901 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 10	FAR: ... 0.24%	Building Value: \$190,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$20,000
Frontage: Joseph St			Total Market Value: \$210,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this Joseph St location in Waxahachie as a group home. It is a typical group care home with four bedrooms, common living area and a carport. Surrounding land use is primarily residential.

The highest and best use as improved is to continue in the present use. Waxahachie is about 35 miles south of Dallas. The growth pattern of the city is naturally north toward Dallas. The subject is located in the heart of the city and property values remain stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Waxahachie West Parks Ave Group Home

Location:

102 West Parks Ave, Waxahachie, Ellis County, Texas

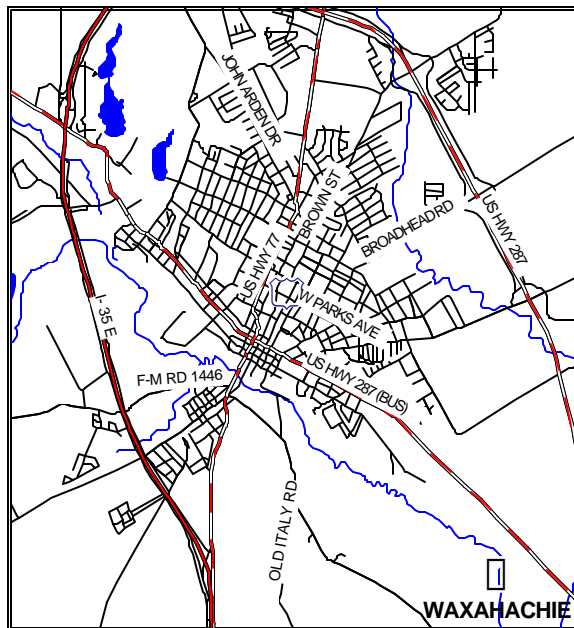
Legal Description:

Cabinet C Slide 61 Ellis County Deed Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 11/29/2004	Acres: 0.59	Bldgs.: 1	Bldg. Area: 2,833 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 10	FAR: ... 0.11%	Building Value: \$192,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$23,000
Frontage: West Parks Ave			Total Market Value: \$215,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site to accommodate a group care home. It is located on West Parks Ave, just east of the downtown area of Waxahachie. The site is improved with a one-story brick home. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use is residential development to include the present use. Waxahachie is about 35 miles south of Dallas. As expected, growth is occurring along Hwy 77 northward.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Waxahachie West Royal St Group Home

Location:

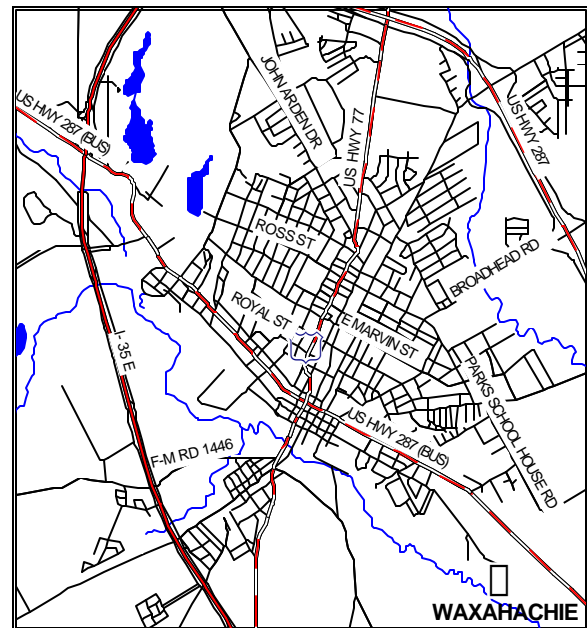
408 West Royal St, Waxahachie, Ellis County, Texas

Legal Description:

Volume 904 Page 1040 Ellis County Deed Records

Encumbrances**Physical** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/29/2004	Acres: 0.37	Bldgs.: 1	Bldg. Area: 3,059 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 10	FAR: ... 0.19%	Building Value: \$200,000
% in Floodplain: 0%	Slope Level		Improvement Value: \$0
Zoning: Residential			Land Value: \$25,000
Frontage: West Royal St			Total Market Value: \$225,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	Group Home		
Highest and Best Use:	Residential		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Waxahachie on West Royal St as a group home. It is a typical group home with four bedrooms and a common living area. Surrounding land use is residential and commercial.

The highest and best use as improved is to continue in the present use. Waxahachie is about 35 miles south of Dallas. The growth pattern of the city is naturally north toward Dallas. The subject is located in the heart of the city and property values remain stable.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

Texas General Land Office

Wortham Twin Circle Dr Group Home

Location:

115 Twin Circle Dr, Wortham, Freestone County,
Texas

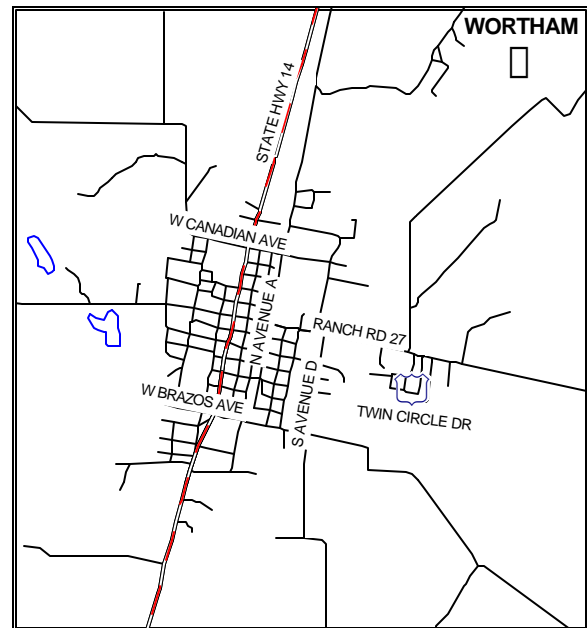
Legal Description:

Volume 877 Page 200 Freestone County Deed
Records

Encumbrances

Physical None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: ...9/16/2004	Acres: 0.34	Bldgs.:1	Bldg. Area: 2,930 sq.ft.
Sen. Dist.5	Rep. Dist.8	FAR: 0.2%	Building Value: \$148,250
% in Floodplain: 0%	SlopeLevel		Improvement Value: \$0
Zoning:Unzoned			Land Value: \$3,750
Frontage:Twin Circle Dr			Total Market Value: \$152,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant, Commercial		
Current Use:	Group Home		
Highest and Best Use:	Group Home		
Agency Projected Use:	Group home, subject to agency evaluation.		

HHSC - DADS uses this site in Wortham on Twin Circle Dr, as a group home. Wortham is a small community located east of Waco. Surrounding land use is residential, vacant and a nursing home to the west.

The appraisal indicates the highest and best use is residential development to include the present use. The subject is located in an area with little or no commercial potential. Demand for residential tracts is considered to be stable to low with a number of vacant residential lots available.

Recommendation:

Retain for agency use, unless it becomes unused and declared by the agency to be surplus to its needs, at which time it should be sold.

ABOUT THE REPORT

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Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. Resulting data are processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
 - ◆ land that is economically underutilized
 - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.

Texas General Land Office

The Evaluation Process

Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market.

Also:

The highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

Highest and Best Use -

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

Floor-to-Area Ratio (FAR) -

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

Value Ratio of Land to Buildings -

A measurement that indicates the time when replacement of the current use is economically justified, i.e., when the value of the cleared land exceeds the value of the original property (land and buildings). As the ratio approaches 1:1, costs of maintaining present operations versus alternate use of the asset should be examined and relocation criteria determined.

Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

Lot -

A parcel with a separate number or other designation as shown on a plat.

Open Space -

An outdoor or unenclosed space, located on the ground, designed and accessible for public use.

ACKNOWLEDGEMENTS

Acknowledgements

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